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NIAGARA ESCARPMENT PROPOSED PLAN HEARING

Report of the Hearing Officers

A.L. McCrae, Chief Hearing Officer
W.T. Shrives, Hearing Officer
M.D. Henderson, Hearing Officer

Volume One

January 1983

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REPORT

OF THE HEARING OFFICERS



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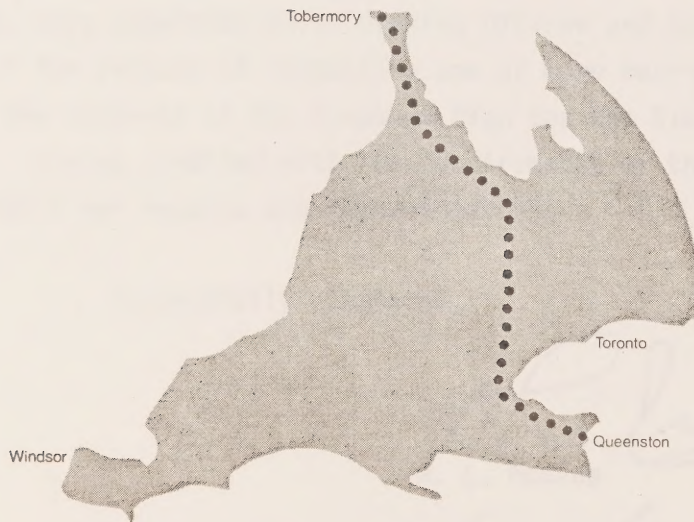
REPORT

OF THE HEARING OFFICERS

A. L. McCRAE, Chief Hearing Officer

W. T. SHRIVES, Hearing Officer

M. D. HENDERSON, Hearing Officer



WALTER W. GOWING, Chief Administrator
CAROL A. BEVERIDGE, Hearing Secretary

VOLUME ONE
JANUARY 1983



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Niagara Escarpment Proposed Plan Hearing

Ontario

A. L. McCrae, Chief Hearing Officer
W. T. Shrives, Hearing Officer
M. D. Henderson, Hearing Officer

Walter W. Gowing
Administrator

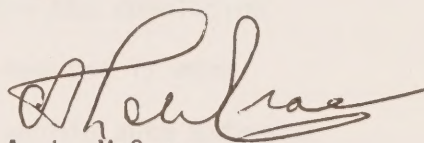
The Niagara Escarpment Commission,
232 Guelph Street,
Georgetown, Ontario

Ivor McMullin
Chairman

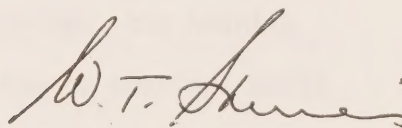
Sir:

On the 17th day of January, 1980, pursuant to Section 10 of the Niagara Escarpment Planning and Development Act, we the undersigned, were appointed Chief Hearing Officer and Hearing Officers for the purpose of conducting one or more hearings respecting the contents of the Proposed Plan for the Niagara Escarpment. Having complied with the requirements of the Act, we herewith submit our reports and recommendations.

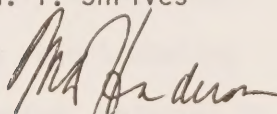
Respectfully submitted,



A. L. McCrae



W. T. Shrives



M. D. Henderson

January 1983

M. D. Henderson

PREFACE

Under the direction of the *Niagara Escarpment Planning and Development Act*, 1973, Section 10 (2) the Niagara Escarpment Commission on January 17, 1980 formally appointed three hearing officers seconded from the Ontario Municipal Board for the purpose of conducting one or more hearings within the Niagara Escarpment Planning Area or in the general proximity thereof for the purpose of receiving representations respecting contents of the Proposed Plan for the Niagara Escarpment. At the conclusion of the hearings, the hearing officers are to report to the Commission with a copy to the Minister in accordance with the Act.

As stated in Section 10 (6) of the *Niagara Escarpment Planning and Development Act*:

"Not more than three months after the conclusion of the hearing or of the last hearing if more hearings than one are held or within such extended time as the Commission prescribes, the hearing officer conducting the hearing or hearings shall report to the Commission a summary of the representations made together with a report stating whether the Plan should be accepted, rejected or

modified, giving his reasons therefor, and shall at the same time furnish the Minister with a copy of the report and separate reports shall be submitted for each part of the Niagara Escarpment Planning Area for which a hearing or hearings was held."

A comprehensive program was adopted to make known that a public hearing on the Proposed Plan for the Niagara Escarpment would be held. Not only did we comply with the minimum requirements of the *Niagara Escarpment Planning and Development Act* in publishing advertisements in newspapers, we printed and distributed 5,000 "Notice of Hearing" information forms. These notices were distributed by hand to 238 locations in or near the area of the Proposed Plan. They were placed in general stores, service stations, post offices, restaurants, meeting halls, barber shops and other convenient locations. In numerous locations a copy of the Proposed Plan map for the area accompanied by the land use policies were posted.

In addition, a supply of "Notice of Hearing" forms were sent to the 55 municipal offices of the Niagara Escarpment Planning Area. Other organizations notified of the hearing process included:

- 7 conservation authorities
- 77 universities and community colleges
- 49 public libraries
- 21 government ministries and agencies
- 56 industry, business and private organizations

The notification process was initiated on February 7, 1980, some 67 days prior to the opening of the hearings in Ancaster on April 14, 1980.

A total of 120 advertisements were placed in newspapers providing information necessary to inform the public of the hearings.

A total of 1,041 applications were processed. During the course of the hearings 71% of these applications, numbering 743, were actually heard as submissions. There were 233 cancellations and 65 applicants who failed to appear for their scheduled appointments at the hearings.

The hearings generated an immense public interest that was sustained throughout the 26 months of sittings. During the overall hearing, over 9,300 people were in attendance.

In making the selection of hearing locations, we were somewhat limited by the availability of suitable accommodation. We did, however, conduct hearings in the following centres: Ancaster, Owen Sound, Burlington, Caledon, Orangeville, Wiarton, Collingwood and St. Catharines.

In the preparation of this report, full and complete consideration of all the evidence adduced before us has been taken into account in arriving at the recommendations contained herein. This not only involves hundreds of submissions but also evidence emerging through cross-examination or by queries made by interested parties in passing. Naturally it would be impossible in a hearing of this

magnitude to enumerate and comment upon each and every point raised. Wherever probative each and every bit of evidence was assessed carefully by the panel and forms an important part of the final recommendations and conclusions we have reached in our report.

ACKNOWLEDGEMENTS

The task of conducting public hearings in a fair and impartial manner always places a strenuous burden upon those responsible for the conduct of the proceedings. As we carried out this task we appreciated the help and co-operation received from many people.

We especially note, and thank, the many members of the public who appeared before us and made their submissions in a sincere and frank manner.

In acknowledging the role of the Niagara Escarpment Commission in the proceedings, we recognize the laborious effort made by its planning staff in preparing and presenting evidence at the hearing. It is not possible to mention every staff member who contributed effectively to the hearings, so we sincerely thank them collectively.

At times it appeared difficult to retain the continuity of proceedings while we faced numerous changes in the personnel of the Commission's legal counsel. However, we are indebted to Stephen Stepinac, the Commission's senior counsel, for his courteous tone and knowledgeable contribution when appearing before us. We also appreciated the efforts of counsel David Hunter and Maureen Simpson.

There is one note of sadness to be expressed in recalling the

untimely death of the Commission's former Executive Director, Gerald R.A. Coffin, on January 9, 1981, the last day of the Phase I hearing in Owen Sound.

We wish to thank our personal staff for the pleasant and efficient way in which they managed the duties of the hearing office. Walter W. Gowing, our Chief Administrator and Executive Officer, acted on our behalf in dealing directly with the public, their agents and legal counsel apart from the formal hearing sessions. We appreciate Mr. Gowing's efforts in arranging for facilities and hearing schedules. We also acknowledge the fine work of Carol A. Beveridge, our Hearing Secretary and Assistant to the Administrator in carrying out the functions of the hearing office.

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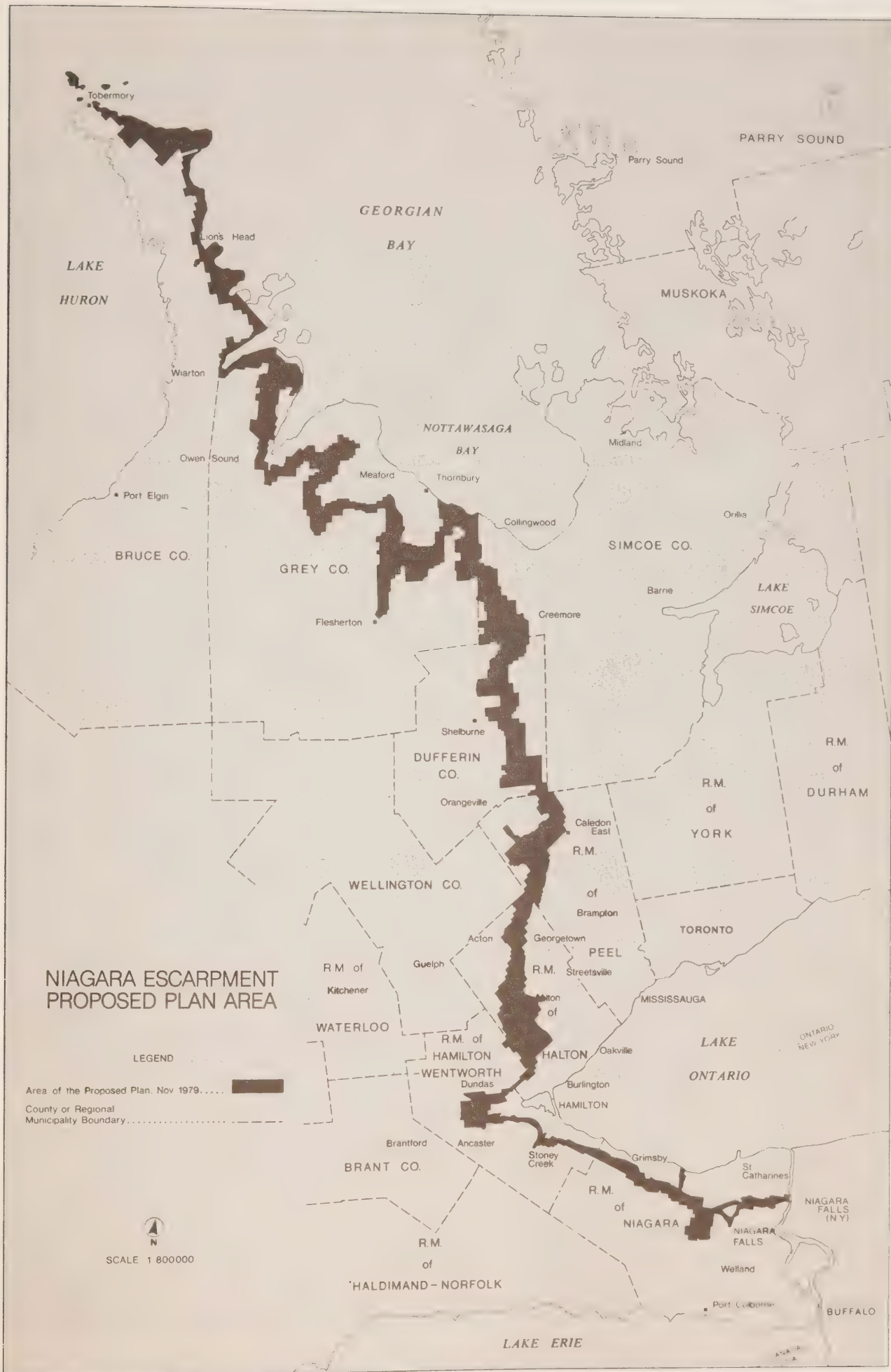
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THE
GENERAL SECTION

CHAPTER 1

THE HEARING PROCESS

The hearing process was a lengthy and arduous task which confronted the hearing panel from day one. On the very first day of the hearing at Ancaster, organized groups appeared in an effort to disrupt the proceedings to protest not only the Proposed Plan but the very *Niagara Escarpment Planning and Development Act* which created the Niagara Escarpment Commission who in turn developed the Proposed Plan. This same action was repeated on the opening day of the hearings which were held in Owen Sound. Restrained opposition was taken by certain municipalities who felt that the Proposed Plan infringed on their local jurisdiction. The hearing process, at the very beginning, was greeted with an air of hostility. This hostility lessened as the hearings progressed when participants realized that their contributions were being given careful consideration and attention by the hearing officers.

The hearing officers decided to divide the hearings into two separate categories and these were referred to as Phase I and Phase II. The Phase I section of the hearing dealt with the whole Plan, generally, whereas the Phase II sections dealt with individual

submissions from landowners and interested parties.

Phase II was intended to deal with specific parcels of land and the effect of the Plan generally on all the lands in each Region or County. In some cases overlapping of Phase I matters with those of Phase II became unavoidable but this was not discouraged in any way so that a full and proper input by the public could be had.

Phase I was divided into a hearing at Ancaster, Ontario, to accommodate those in the southern section of the Plan and the remainder of Phase I was conducted in Owen Sound to facilitate those in the northern area.

Although this splitting of the Phase I hearing was objected to at the opening of the Ancaster Phase I by several participants the hearing officers were convinced that this was the only logical way to ensure full participation by the public over the 450 mile length of the Planning Area.

In both parts of Phase I the staff of the Niagara Escarpment Commission together with other selected witnesses presented the hearing panel with the same documentation and evidence.

The hearing officers were also convinced that holding the Phase I hearing in two parts created no unfairness to any party since access to such documentation and evidence was readily available to all interested parties. It was therefore clear that there was no difference in the evidence presented by the Niagara Escarpment Commission at Ancaster or Owen Sound.

Each hearing started with the Niagara Escarpment Commission making a presentation and on the completion of this, any person present whether legal counsel or not was given an opportunity to cross-examine the Niagara Escarpment Commission witnesses. This resulted in many pertinent points being raised which helped this panel assess the Proposed Plan and assisted in formulating this report.

The Phase II section of the hearings were divided into eight separate hearings each being held in a location within the County or Region which the Plan covers. At these Phase II hearings the individual or other parties making their presentations were given full opportunity to support or oppose the Plan even to the extent of calling further witnesses. In each and every case the Niagara Escarpment Commission was provided the opportunity to adduce such evidence as it determined necessary in support of the Plan. In cases where the submission was in favour of the Plan, the Niagara Escarpment Commission only in isolated cases presented evidence.

In addition to the hearings which have been mentioned above three supplemental hearings were held at Burlington, Orangeville and Wiarton in order to permit submissions by certain legal counsel, property owners and other interested parties who, for one reason or another were not able either - (a) to keep appointments made earlier, or (b) had made their requests for a hearing at too late a date to be included in the hearing of the section wherein their property or interests were located.

During the course of these hearings it appeared to the hearing officers that the general public felt there had not been sufficient provision made during the preparation of the Plan by the Niagara Escarpment Commission for public participation. In this regard it was also pointed out to the hearing officers that in the conduct of the interim development control process by the Niagara Escarpment Commission that applicants were not allowed to speak at the Niagara Escarpment Commission meetings when their applications were being dealt with and in fact were not even allowed to be present. These two facts in the opinion of the hearing officers created the stage for the sometimes violent objections to the Niagara Escarpment Commission, the *Niagara Escarpment Planning and Development Act* and as a result the Proposed Plan, and in the initial part of these hearings at least, an antagonistic approach by some owners to the hearings. This problem was overcome as the hearings progressed when the public saw the manner in which the hearings were being conducted.

The hearing officers at all times were interested in procuring the best evidence concerning the Plan. It was quite apparent, however, that in the minds of many of those appearing before us that undue emphasis was placed on the number of people who were in support of the Plan. This was made obvious by many submissions that placed reliance on numbers in support of the Plan rather than cogent evidence.

The hearing officers advised the hearings several times that any recommendations would not be based on "numbers" but by the evidence adduced whether by one person, group or association.

From an analysis of ownership it was determined that most of those in support in this manner were not concerned landowners. If the decision were to be based solely on the numbers for and against rather than sound evidence adduced it would have been a simple matter to decide the issue by a referendum rather than the lengthy and proper hearing process. This hearing process was envisaged by the legislation as set out in the *Niagara Escarpment Planning and Development Act* and is certainly the only process capable of safeguarding the rights of individuals.

During the hearing in Ancaster affecting the Hamilton-Wentworth Region certain errors which were made during the preparation of the Plan were brought to the panel's attention. The hearing officers directed that those affected be given notice of suggested changes with an opportunity to appear at the hearing to voice their opinions.

The Niagara Escarpment Commission complied with this not only in Ancaster but wherever else it occurred. Some owners affected in this manner did appear and are dealt with in the individual submissions. Where the owners notified did not appear we accept the changes proposed by the Niagara Escarpment Commission and the Plan should be modified accordingly.

We believe that if errors which were unreported to us later emerge they should certainly not be dealt with unless proper notice is given to those affected.

Another problem faced by the hearing officers was the fact that the Niagara Escarpment Commission witnesses in very few cases

appeared to recognize that there could be other points of view as far as the Plan is concerned. It is inconceivable that a Plan which covers such a large expanse of territory was letter perfect. In this regard the planning witnesses of the Niagara Escarpment Commission in many instances gave evidence not as planners but as advocates of the Niagara Escarpment Commission even though such witnesses were cautioned on several occasions by the hearing officers that the panel was interested in their evidence as professional planners as well.

In many instances we were therefore left without any proper planning evidence but only with the opinion of the Niagara Escarpment Commission. While recognizing the responsibility of the Niagara Escarpment Commission in the preparation of the Plan it goes without saying that the panel was entitled to the best evidence available and this should have been adduced in all cases by way of opinion of those professional witnesses who advised the Niagara Escarpment Commission.

On numerous occasions in response to questions put not only by way of cross-examination but by the panel, Niagara Escarpment Commission witnesses would respond by giving the Commission's viewpoint or stating that the Niagara Escarpment Commission has a "mandate" to do this or that, rather than give the panel the benefit of a professional opinion. This type of evidence would not be tolerated during the course of a hearing held under the auspices of the Ontario Municipal Board.

In view of the attitude of the Niagara Escarpment Commission witnesses as expressed above it therefore was incumbent upon the

panel to ensure that the evidence given by those having an interest, financial or otherwise, in the proceedings was carefully considered to ensure that justice was done in the disposition of their submissions.

A thread which ran through the complete course of the hearings was the concern expressed by many individuals as to the severe limitations placed on their properties by their inclusion in the Escarpment Natural designation. While this was also true to a somewhat lesser extent in other designations as well, these did not approach the severity of the restrictions in the Escarpment Natural designation. Indeed some of the uses in the Escarpment Natural Areas were likened by some lawyers and laymen alike to non-uses.

We feel it incumbent upon us to comment on at least one negative aspect of the hearing process that we had to live with due to the requirements of the *Niagara Escarpment Planning and Development Act*. On an almost daily basis at the hearings the panel had to advise submitters and others that the hearing officers, while appointed by the Niagara Escarpment Commission, were not part of it. This had to be done to assure our independence which we felt was necessary in order to convey the fact that this report is unbiased in any way. In this regard we would like to bring to the attention of those concerned that in any future hearings of this kind appointments of hearing officers should not be made by the body responsible for creating the subject of the hearing in order that all doubt be removed from the minds of those concerned as to the impartiality of the hearings.

CHAPTER 2

THE PLAN

THE PROPOSED PLAN FOR THE NIAGARA ESCARPMENT

The Proposed Plan has been compared by many to a large and extensive official plan. While this may be true it differs to this extent in that, in normal official plan hearings property owners and owners in the immediate vicinity have the right to appear in support of or object to such an official plan, whereas, in this case a great deal of support for the Plan came from individuals, groups, associations, etc., that had no financial interest in the privately owned lands which are the majority of lands in the area covered by the Proposed Plan. This stirred up a lot of antagonism by residents in the area in that concern was registered that people from hundreds of miles away had the right to even suggest what should or should not be done in the area of the Proposed Plan. This left the hearing officers with difficult decisions at times as to the weight to be given to certain evidence presented at the hearing.

In dealing with a matter of this kind where a Government Plan is proposed and which depends largely on lands in private ownership for implementation then it becomes absolutely imperative that the

tribunal go to great lengths to ensure that restrictions sought to be imposed on private lands for the public good be no more stringent or onerous than necessity demands.

To strike a balance which is equitable to both the private and the public sector is the objective that must be achieved. We have followed this concept throughout this report in dealing with this age-old dilemma in a democratic society.

The Proposed Plan as presented to the hearing officers contained the following:

Part 1 - Introduction to the Proposed Plan

Part 2 - Land Use Policies

Part 3 - Escarpment Parks and Acquisition Policies

Part 4 - General Recommendations

Part 5 - Appendix

Part 6 - Definitions

Part 7 - Bibliography

Maps - 1 to 9

Part 1, Introduction to the Proposed Plan, outlines the history and development of the Proposed Plan and does not constitute part of it and as such the hearing officers *RECOMMEND THAT PART 1 BECOME AN APPENDIX AND NOT FORM PART OF THE PROPOSED PLAN.*

Part 2, Land Use Policies, is the effective operating section of the Plan and is dealt with fully later in this report.

Part 3, Escarpment Parks and Acquisition Policies, is also

dealt with fully later in this report.

Part 4, General Recommendations, as presented to the hearing officers is to form part of the Plan and is also dealt with fully later in this report.

Part 5, the Appendix. There will be no comments on this part since it does not form part of the Proposed Plan.

Part 6, Definitions. It is *RECOMMENDED THAT THIS PART BECOME PART 1 AND BE MADE PART OF THE PROPOSED PLAN*. This will be the subject of further recommendations in this report.

Part 7, Bibliography. There will be no comments on this part since it does not form part of the Proposed Plan.

Maps 1 to 9. Certain recommendations contained in this report will require map changes.

In its preparation of the Plan the Niagara Escarpment Commission had as its mandate Section 2 of the *Niagara Escarpment Planning and Development Act*. Section 2 reads as follows:

"The purpose of this Act is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment, and to ensure only such development occurs as is compatible with that natural environment."

It is interesting to note that the goal contained in the

Policy Statement of the Government (May, 1973) reads as follows:

"To maintain the Niagara Escarpment
as a continuous natural environment
while seeking to accommodate demands
compatible with that environment."

This certainly raises a very moot point since the word "substantially" was introduced in the legislation and of course the legislation takes precedence over the Policy Statement. This results in the immediate question as to whether the Proposed Plan has to be actually continuous or could there be interruptions (lack of continuity) in the Plan. In this regard the Niagara Escarpment Commission witnesses were unyielding and insisted that the Plan must be continuous with no interruptions.

In 1967 the Government of Ontario commissioned a study into the Niagara Escarpment. This study was directed by Professor Leonard A. Gertler of the University of Waterloo and resulted in June of 1968 in a report commonly known as the Gertler Report. As a result of the Gertler Report certain actions were taken by the Province to implement it but there being many unresolved issues an Inter-Ministerial Task Force was formed in 1972. After several public meetings this Task Force made recommendations which the Government used to prepare its Policy Statement of June 1973 which was entitled "Regional Planning in Ontario - The Niagara Escarpment". The next step in the process was the passing in 1973 of the *Niagara Escarpment Planning*

and Development Act which provided for, among other things, the establishment of the Niagara Escarpment Commission which held its first meeting on November 6, 1973. In February 1978 the Commission released what it called its Preliminary Proposals. As a result of these Preliminary Proposals objections were received from many sources with perhaps the main objections being that the Preliminary Proposals covered too large an area and that the proposals contained therein were too complex. As a result of this and other comments received, the Niagara Escarpment Commission reduced the area covered by the Plan and also revised the policies of the Plan. This culminated in November 1979 with finalization of the Proposed Plan that was dealt with in these hearings.

The Niagara Escarpment presents a very unique problem to any land use planner not only because of its character but by its vast length. It encompasses some 55 municipalities and also touches the lives of hundreds of people whose lands are included in the Plan.

Naturally, to regulate such a vast area is going to present problems of great magnitude and this accounted for the strong reactions of the public which became apparent after the release of the Preliminary Proposals. It will be no mean task to provide a plan no matter what its final form may take to satisfy those who are either opposed to the introduction of the Plan or those who are in favour of it. This latter group even go so far as to say that the Plan does not go far enough and would have liked the Planning Area greatly expanded. The panel, however, throughout the course of the hearing

took the position that it could not entertain the enlargement of the planning boundaries and relied on the Chadwill Coal Company Limited case to justify this position.

After the Preliminary Proposals were rejected the reduction of the area caused many problems in redrawing the boundaries not only of the Plan itself but of the various designations within the Plan. We were told several times during the hearings that lot lines, half lot lines and roads were generally used to establish boundary lines and most important, that the "lines had to be drawn somewhere". This difficulty coupled with the scale of the maps used in the Plan made it difficult in many cases for owners to determine what designation or designations applied to their lands.

We were advised by the Niagara Escarpment Commission that an environmental approach was used in the preparation of the Proposed Plan and that the designations and policies were derived primarily from the analysis of the physical, ecological and aesthetic components of the environment. In order to reflect the degree that the Escarpment environment has been or may be modified by man the Niagara Escarpment Commission developed designations and policies and the Proposed Plan contains the following designations which the Niagara Escarpment Commission staff advised the hearing officers expressed their intent:

Escarpment Natural Areas

Escarpment Protection Areas

Escarpment Rural Areas

Minor Urban Centres

Escarpment Recreation Areas

Mineral Resource Areas

Each of these designations is dealt with more fully elsewhere in this report.

CHAPTER 3

WHAT IS THE ESCARPMENT?

The Proposed Plan contains no definition of the word "Escarpment". The staff of the Niagara Escarpment Commission at all times during the course of their presentations to the hearings depended entirely on the work of D.F. Hewitt, an eminent geologist, to support the location of the Niagara Escarpment.

Dr. Hewitt in his report made it quite clear that the Escarpment is not always a visible feature to the eye of the beholder and indeed disappears completely in some areas. In this regard the following is a quotation from the Hewitt report:

"although as a geological feature the Niagara Escarpment is continuous from Queenston to Tobermory, it is not always present as a prominent topographic feature due to its mantling or burial by later deposits of glacial drift. The scarp is buried for considerable stretches in portions of Caledon, Albion, Mono and Mulmur Townships."

In drafting the maps of the location of the Escarpment,

therefore, the staff of the Niagara Escarpment Commission were placed in the position of estimating where the location of the Escarpment may actually be. This action was confirmed in the maps prepared by the staff which in several locations indicate the location of the Escarpment by the use of question marks.

This then becomes a crucial matter to be considered in dealing with the contents of the Proposed Plan because this forms the basis of the Plan. In other words, is the Niagara Escarpment visualized by the general public of the Province of Ontario as a rock face of some prominence or rolling countryside under which rock may be buried at a depth of several hundred feet in some places.

Dr. Hewitt in his report cited two definitions of an Escarpment, one by Fairbridge and one from the Dictionary of Mining, Mineral and Related Terms. The first states that "an escarpment or scarp is defined as a cliff or steep rock face of great length" whereas the second and third sources give three definitions of an escarpment: (a) "a cliff or relatively steep slope separating level or gently sloping tracts"; (b) "in gently inclined strata, the abruptly truncated and clifflike outcrops of the resistant beds are called escarpment"; and (c) "the steep face presented by the abrupt termination of strata". The two latter definitions are from the American Geological Institute's Glossary of Geology and Related Sciences, 1960.

Dr. Hewitt in his report then concluded that "an escarpment is a steep rock face of relatively great length formed by the abrupt

termination of strata". The report also points out that the popular conception of an escarpment is one which presents a prominent topographic feature. He then goes on to deal with other types of scarp formations which may be encountered along the length of the Niagara Escarpment such as mantled scarp, buried scarp, terraced scarp, multiple scarp, incised scarp, outliers and stripped scarp.

It can be generally concluded however, that Dr. Hewitt's conception of the Escarpment is a continuous feature from one end to the other although of varying types of rock formations and indeed in some areas difficult to locate. It is this latter conclusion which gives this panel the most difficulty.

Dr. M.J. Risk, an Associate Professor of Geology at McMaster University and Brock University as well, stated that in his opinion the definition of the escarpment is restricted to the rock face itself. That this conception is the one accepted in the minds of many is acknowledged by Dr. Hewitt when the Niagara Escarpment Commission relied upon his report (Exhibit 127). Therefore there is no doubt in Dr. Risk's mind that from Niagara to Tobermory the scarp is not continuous but is intermittent.

Indeed Professor Risk is emphatic in stating that in research reports from 1848 till the present all earth scientists say that where it is below ground the scarp does not exist as such.

The Niagara Escarpment Study Conservation and Recreational Report better known as the Gertler Report, published in June of 1968 was the forerunner of the Proposed Plan for the Niagara Escarpment

with which we are now dealing. The report recommended Escarpment land preservation through a combination of Government initiatives including land use regulations, land acquisition, and the means of funding the latter under Provincial-Municipal sponsorship.

Although the Niagara Escarpment as an entity was the main or central core of the whole exercise its location was not at the Gertler stage specifically delineated, nor was it in the Commission's presentation to the hearing officers. This is not intended as a criticism of the Gertler findings since it does not appear that such was requested of the study group.

It became abundantly clear during the lengthy course of the hearings that not only were there many differing opinions as to the location or existence of the scarp among lay people but the same ambiguity was demonstrated in the statements of many professional people. Many of the property owners reacted in disbelief when told that their farms were sitting on the Escarpment albeit it was not known how deep the rock formation lay in the ground or even if such were the case.

Perhaps the most cogent evidence regarding the above state of affairs was demonstrated in the submission made by the Reeve of Mono Township by a slide presentation showing some of the rock outcroppings of which there were very few in his Township. As he pointed out there is very little of the visible scarp in the Township of Mono.

The location of the Escarpment was not shown on any of the

maps accompanying the Proposed Plan. In many instances this created great difficulties for the general public particularly in areas where there is no visible scarp. It was not until January 7, 1981 after nine months of these hearings had taken place that four maps entered as Exhibits 142 (a), 142 (b), 142 (c) and 142 (d) were presented to the hearings. These maps show the location of the Escarpment as interpreted by the Niagara Escarpment Commission based on Dr. Hewitt's definition. Since Hewitt's definition of the Escarpment envisages the Escarpment as a continuous feature there are several areas where it is buried and therefore its exact location cannot be accurately determined.

The four exhibits referred to above were entered by Dr. P.G. Telford, a Geologist with the Ministry of Natural Resources, who told the hearing that this was the first time that the Ministry of Natural Resources had been requested by the Niagara Escarpment Commission to show the location of the scarp. Dr. Telford further stated that geologists are likely to have a difference of opinion as to the exact location of the scarp where it is buried. As a result of this there are locations on these four maps together with the maps for the other areas where there are question marks shown since the exact location of the buried scarp is not known. In addition to this problem there are areas where the scarp is a visible feature but not included in the Proposed Plan. Of course as pointed out we, the hearing officers, have no jurisdiction to enlarge the area covered by the Proposed Plan.

Even though we have no jurisdiction to enlarge the area

covered by the Proposed Plan the very fact that portions of the visible scarp are not included makes it even more difficult to include the buried portions in the Plan when visible portions have been left out. As a matter of fact what better protection can be afforded to the scarp than by 300 feet of soil on top of it.

Having considered the evidence at these hearings this panel, as were the majority of those who appeared before us, is in agreement that the visible scarp should be protected.

It does appear, however, that there are really two escarpments, visible and buried, and as such they should be treated differently as will be reflected in certain recommendations in this report. This conception recognizes both the definition of the expert, Dr. D.F. Hewitt, that the Niagara Escarpment Commission relied on and the generally accepted definition.

While it would be most desirable to have a definition of the word "escarpment" in the Proposed Plan we have come to the conclusion that except for that portion of the scarp that is visible there is no consensus even among the experts as to what the definition should be.

CHAPTER 4

LAND IN ITS VICINITY

The Niagara Escarpment Commission did not feel it necessary to define where the Escarpment stops and where the vicinity begins and therefore relied on lands in the vicinity being determined by value judgements. The hearing officers, based on the evidence heard at these hearings, do not accept this approach since we can find no support for it in the *Niagara Escarpment Planning and Development Act*. We are of the opinion that if the Legislature had intended that "land in its vicinity" were to be determined arbitrarily then the legislation would have said so.

The Niagara Escarpment Commission paper entitled "Preparation of the Proposed Plan" and read at these hearings, attempts to put into perspective its views regarding what constitutes "land in its vicinity" (its relationship to the Niagara Escarpment).

It is the position of the Niagara Escarpment Commission that the Niagara Escarpment and land in its vicinity is one land unit.

The following is a quote from the above referred to paper:

" 'Land in its vicinity' includes lands generally extending on either side of the escarpment as defined above. The geographic extent of this vicinity area has been determined by the characteristics of the land and its relationship to the escarpment. The Commission has included those lands which, in its opinion, have some identifiable connection with the escarpment area and the purpose and objectives of the Act."

Having cited the Commission's reasons justifying inclusion of "lands in its vicinity" the extent of such lands to be included were ultimately decided subjectively by value judgements. Both Cecil Louis and Lee Gosselin, Niagara Escarpment Commission staff, quite frankly stated this during the course of these hearings.

We find from the testimony adduced at the hearings that the visible Niagara Escarpment is definable and it follows from this that lands in the vicinity of the Escarpment based on the objectives sought (as set out in the *Niagara Escarpment Planning and Development Act*) are also capable of definition though this could be a costly and lengthy exercise.

It may be that "land in its vicinity" as finally arrived at by the Niagara Escarpment Commission was dictated by the size of the reduced area for which the Plan was proposed. This reduced area approximates the development control area established in 1975 by the Government. This area, from the evidence, was considered by the

Niagara Escarpment Commission to be all lands in the vicinity (as set out in Section 2 of the *Niagara Escarpment Planning and Development Act*) in addition to the Escarpment itself.

In the proceedings at Owen Sound this was confirmed under cross-examination of Mr. Louis by James McCallum when Mr. Louis, in dealing with the Mad River Area, agreed that certain lands included in the Proposed Plan were not lands in its vicinity but he felt that because they were in the Planning Area the Niagara Escarpment Commission could deal with them although they were not lands in its vicinity.

It should be pointed out that Section 2 which sets out the purpose of the *Niagara Escarpment Planning and Development Act* makes it clear that the said purpose is to provide for the maintenance of the Niagara Escarpment and land in its vicinity substantially as a continuous natural environment and this is as far as its mandate goes despite any justification offered by the staff for the inclusion of lands other than those mentioned in Section 2 of the *Niagara Escarpment Planning and Development Act*.

On more than one occasion when questioned about the inclusion of certain lands the Niagara Escarpment Commission's witnesses referred to Section 8 of the *Niagara Escarpment Planning and Development Act* for their authority for such inclusion. In our opinion the requirements of Section 2 still prevail and Section 8 is merely the objectives that must be applied to the lands set out in Section 2.

In any event, we the hearing officers, are not satisfied that

all the lands included in the Proposed Plan are necessary in order to achieve the purpose of the *Niagara Escarpment Planning and Development Act* as set out in Section 2.

Our concern in this regard arises because the majority of these lands being dealt with do not lie in the public domain nor is it intended that they should, but rest in the hands of the private sector. It is for this reason that broad definitions of land in its vicinity are not acceptable to us where private rights are involved.

This problem concerning lands in its vicinity, in the Proposed Plan is the subject of several individual recommendations in this report.

CHAPTER 5

NATURAL ENVIRONMENT

Section 2 of the *Niagara Escarpment Planning and Development Act* sets out the purpose which is "to provide for the maintenance of the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment". It is interesting to note that the three keys to the exercise are not defined in the *Niagara Escarpment Planning and Development Act*. They are as follows:

1. the Niagara Escarpment
2. land in its vicinity
3. natural environment

This left the Niagara Escarpment Commission with the perhaps difficult and unenviable task of defining each of these keys. We have already dealt with the first two and this section will deal with the third, the "natural environment".

Therefore, throughout all the Niagara Escarpment Commission's input to the Plan the environmental approach is emphasized as can be noted when examining the criteria for the various uses.

The Niagara Escarpment Commission's view of what constitutes the "natural environment" was not always in agreement with either

those who supported the Plan or those who were in opposition. This serves to give support to what we have said was the problem that the Niagara Escarpment Commission was compelled to deal with.

As was pointed out by several, a strict definition of the word "natural" could be taken to apply only to lands undisturbed by man. This, of course, is not practical therefore the Niagara Escarpment Commission was obliged to deal with this problem by determining degrees of disturbance.

The Commission defined "natural environment" in its paper entitled "Preparation of the Proposed Plan" to "include the visible, physical Escarpment, and associated ground and surface water systems, trees, wildlife, vegetation and climate which are inter-related in natural systems through the natural process such as photosynthesis and water cycle; as well as the agricultural, rural landscape which man has superimposed on this area. The natural environment, therefore, has been interpreted as containing visible and invisible components, both of which the Commission considers to be interdependent and equally important".

Even here, in the application of this approach, we are once again faced with its subjective nature and recommendations in this report are made in several individual submissions keeping in mind this facet.

CHAPTER 6

THE BRUCE TRAIL

It is the intention of the Proposed Plan that the existing Bruce Trail is an integral part of the proposed Niagara Escarpment Parks System. The intention was that this would provide continuity to the Parks System from one end of the Escarpment to the other, linking the elements of the system and providing access.

This is not a new proposal and was raised in the Gertler Report. The Inter-Ministerial Task Force in dealing with this matter was concerned about the frequent re-routing of the Bruce Trail and concluded that there was a need to secure a permanent route and so made the following recommendations:

1. The Province should determine the best route for the Bruce Trail and then secure it by means of easements and outright purchases.
2. The Province shall allocate special funds as required to secure the best route for the Bruce Trail.

These recommendations were subsequently concurred with by the Government of Ontario, and as a result the Niagara Escarpment

Commission was directed to reflect this decision in its planning proposals.

It became an arduous challenge for the Niagara Escarpment Commission as to how to secure the best or as it came to be known, the optimum route for the Bruce Trail. No difficulty was experienced after consultation with the Bruce Trail Association and the Ministry of Natural Resources in arriving at the most desirable location for the Trail but quite another problem emerged when showing a route acceptable to the individual landowners and the various municipalities.

It was felt that detailed negotiations with each landowner were preferable to wholesale expropriations so that a mutually agreed location for the Trail could be established by some form of easement agreement or outright acquisition with willing landowners only.

On its maps in the Preliminary Proposals the Niagara Escarpment Commission showed an approximate route only with the actual route to be determined after negotiations with the affected landowners. Many landowners took exception to the designation of the Trail on their properties even though it was described as approximate. Other landowners who were content to permit the Trail on their properties with just a handshake agreement became concerned at the possible permanency implicit in a Trail designation on a map.

It would appear from what the hearing officers have heard that at or about this time the public was becoming better informed about the *Niagara Escarpment Planning and Development Act* itself. Opposition to the Bruce Trail by many landowners became a rallying

point in the continuing fight against the *Niagara Escarpment Planning and Development Act* and the Proposed Plan.

At the present time large sections of the Trail are on public roads which in many cases are not suitable locations for it.

The location of the Bruce Trail is not shown on maps forming part of the Proposed Plan, however, a general location of the Trail is shown on a reference map which was issued with the Proposed Plan but does not form a part thereof. This leaves the location of the Trail to be negotiated with willing landowners.

Unfortunately the Bruce Trail has been the recipient of much of the antagonism generated towards the *Niagara Escarpment Planning and Development Act* and the Proposed Plan. This became evident when accusations were made time and time again as to the Association's stewardship and care of the Trail and its facilities. No one was able to say with assurance that it was members of the various Trail associations who were involved and it became readily apparent that the Trail was accessible to the general public and not restricted to Association members. Trail officials and members of the associations were most fair in their remarks and where some infraction or another was pointed out they always expressed a ready willingness to sit down with the complainants and attempt to resolve the matter.

While it has been made clear and repeated time after time by the Niagara Escarpment Commission and the various Trail associations that there is no intention or desire to acquire any portion of the Trail other than by agreement with willing landowners, the fact

remains that the *Niagara Escarpment Planning and Development Act* as was pointed out still makes provision for the acquisition of lands by expropriation.

One must come to the inescapable conclusion that much of the antagonisms inherited by the Bruce Trail Association could have been mitigated if in the original proposals this important aspect of the Plan had been dealt with in the manner now contained in the Proposed Plan.

Generally speaking we agree with the approach to the Bruce Trail contained in the Proposed Plan.

CHAPTER 7

AGRICULTURE

The hearing officers were informed by the Niagara Escarpment Commission that while the area of the Proposed Plan includes some good agricultural land it was only included because that land is directly related in some other way to the Escarpment. While at all times the Niagara Escarpment Commission took the position that proper recognition had been given to the agricultural capabilities of these lands there were many appearing before us who were not in agreement with this contention. Because the emphasis on recreation and other uses is called for in the *Niagara Escarpment Planning and Development Act* it was felt that agricultural uses had been somewhat demeaned. It became quite apparent during the course of these hearings that many farmers were greatly concerned with the apparent emphasis being placed on recreational uses by both the Proposed Plan and the *Niagara Escarpment Planning and Development Act* which they considered to be incompatible with successful farming operations.

Wherever the Proposed Plan places emphasis on certain land uses as compared with others *WE RECOMMEND THAT SUCH EMPHASIS BE REMOVED*. An example of this is contained in the last sentence in the blue printing of Section 2.2, Escarpment Natural Areas:

"Emphasis is placed on recreational land uses,
forest and wildlife management programs."

In our opinion the actual wording of the *Niagara Escarpment Planning and Development Act* led the Niagara Escarpment Commission to prepare the Proposed Plan in the manner in which it did with respect to agricultural lands.

We feel that where good farmlands exist within the boundaries of the Plan such lands should be protected from any incompatible uses.

This section of the Proposed Plan dealing with agriculture is one of the most important components since the majority of the land mass which comprises the Plan contains rural lands. It, therefore, becomes imperative that any controls which will be placed on operating farms must be looked at with careful scrutiny. This whole matter was further emphasized by the active role taken by the Ontario Federation of Agriculture during these hearings.

The fact that regulations and controls affecting operating farms which may be contained within the Plan must be carefully considered is borne out by the following quote from a letter dated April 29, 1980 from the Niagara Escarpment Commission to the President of the Ontario Federation of Agriculture:

"Receipt is acknowledged of your letter of 25 February 1980 with respect to the contents of a letter from Mr. Warren Wiley, your representative on the Niagara Escarpment Commission's Advisory Committee. Mr. Wiley's

observations have been of great assistance to the Commission during the preparation of the Proposed Plan, and I can assure you that these latest observations from him will receive the full consideration of the Commission before recommendations go forward to the Minister at the conclusion of the public hearings".

This letter formed part of the submission of the Ontario Federation of Agriculture (Submission 176).

We have concluded from this letter that the Niagara Escarpment Commission itself is not entirely satisfied with the treatment of agriculture in the Proposed Plan and from all the evidence adduced we agree that the sections of the Plan dealing with agriculture fall far short of what is necessary to protect the farming community and to ensure the continued operation of this vital industry.

While the *Niagara Escarpment Planning and Development Act* seems to indicate that farming should be made compatible to other uses we feel that the reverse should be the case.

Although, as indicated above, the Niagara Escarpment Commission intends to make further recommendations concerning the agriculture component of the Plan, we the hearing officers make the following recommendation: *THAT IT BE MADE CLEAR IN THE PROPOSED PLAN THAT ALL DEVELOPMENT ADJACENT TO OPERATING FARMS MUST BE COMPATIBLE WITH THE FARMING OPERATION AND NOT THE REVERSE.*

Another major issue as far as the farming community was

concerned was the contention that the land severance policies contained in the Plan were far too restrictive. This aspect is dealt with in the section of this report on Part 2, Land Use Policies.

CHAPTER 8

MINERAL RESOURCE AREAS

Witnesses for the Niagara Escarpment Commission pointed out on several occasions that in addition to the *Niagara Escarpment Planning and Development Act*, it was given further direction by the June 1973 Government Policy Statement on the Niagara Escarpment. As far as pits and quarries were concerned the Niagara Escarpment Commission received direction from this Policy which reads in part as follows:

"The Policy which the Government will adopt on pits and quarries will have the following features:

- (a) Within the Niagara Escarpment Planning Area, the Government will establish a "Pits and Quarries Restrictive Zone". Within this zone, new pits or quarries -- including wayside pits -- will be prohibited. The Niagara Escarpment Task Force has outlined a proposed restrictive zone shown on a map attached to this Statement. This zone has been delineated on the basis of prominent topographic features associated with the Escarpment, unique and scenic areas and recreational sites. As an interim measure, the Government is

adopting the restrictive zone as recommended, and will issue no new permits within this area. The restrictive zone will be reviewed by the Niagara Escarpment Commission as part of its planning program, and any necessary changes will be made when the master plan for the Escarpment is adopted.

(b) Within the "Pits and Quarries Restrictive Zone", if a licensed pit or quarry is found, by the Niagara Escarpment Commission, to be in serious conflict with the goals and objectives for the Escarpment, the Government will work with the operator to seek an alternative location. This might necessitate the construction of access roads, aid in assembling land, and freight cost assistance. The old site would be rehabilitated by the operator and turned over to an appropriate Government agency.

(c) To protect the Escarpment's valuable mineral resources, the Niagara Escarpment Commission will be asked to designate "Mineral Resource Areas" in the Escarpment corridor. New pits and quarries will be permitted in these areas under standards to be defined in the master plan for the Escarpment.

Finally, the Task Force has recommended that changes be made in *The Pits and Quarries Control Act* to simplify permit

procedures for small operators producing less than 10,000 cubic yards per year. The Task Force also recommends the publication of a booklet explaining in simple language the complex regulations under *The Pits and Quarries Control Act*. The Government accepts both these recommendations and will take appropriate action."

The Niagara Escarpment Commission dealt with these in the following ways:

- (a) The Niagara Escarpment Commission considers that the Escarpment Natural Areas and the Escarpment Protection Areas should form the revised Pits and Quarries Restrictive Zone.
- (b) In this regard the Niagara Escarpment Commission stated that from an environmental point of view perhaps some of these operations should not have been licensed in the first place but in the Commission's view it would be preferable to permit existing operations to continue to the conclusion period of the licence and then to rehabilitate them, rather than to open up new sites elsewhere.
- (c) As far as this directive is concerned we are of the opinion that the Niagara Escarpment Commission did not properly carry it out, since the only designated areas are those licensed for extraction by the

Minister of Natural Resources and four areas which at the time were in the process of being licensed.

In this regard we feel that the Niagara Escarpment Commission should have designated in some manner high priority mineral resource protection areas. In its paper entitled "Socio-Economic Issues in Preparation of the Proposed Plan" the Niagara Escarpment Commission stated that this could have been done but that the information available to it could not be used in the Proposed Plan because the data was not completely reliable for land use designation purposes. On April 17, 1980 in a revision to its paper entitled "Mineral Resource Areas" the Niagara Escarpment Commission advised the hearing that it had received new data from the Ministry of Natural Resources on the high priority resource areas in the area of the Proposed Plan and in considering the revised demand estimates provided by the Ministry, the amount of aggregate available in the areas currently licensed and in the Escarpment Rural Areas would appear to meet the projected demand to the year 2001.

In spite of this we are of the opinion that high priority mineral resource protection areas should be identified in the Proposed Plan. This identification would not designate them for extraction but would be part of a wise and sensible plan for resource management not only in the Proposed Plan area but elsewhere in the Province. In this respect we were provided with the Provincial Policy regarding mineral aggregate provisions for local official plans. This was Exhibit 129 in these hearings. Section 5 of that policy reads:

"That the Province in cooperation with the municipalities must identify areas of high aggregate resource potential and define these areas required for possible future extraction adequate to meet future provincial demands."

We are of the opinion that this policy is mandatory in this regard and were very surprised to hear a planner with the Ministry of Housing state at the hearings that this policy has been construed to be implemented on an ad hoc basis and in this connection this planner referred to meetings with officials of the interested parties where agreement has been arrived at in a spirit of compromise. There have been occasions where municipalities have accommodated the Ministry of Natural Resources and its proposed mineral resource designations and others where they are reluctant to designate the aggregate resource.

A large part of the hearing process was devoted to the mineral resource matter. It should be noted, however, that by far the largest extent of this time was involved in individual submissions by interested parties rather than at the hearing portion dealing with the Plan in general (Phase I). The whole issue regarding mineral resources is one that is very emotionally charged in the best of cases and this hearing was no exception. The panel attempted on numerous occasions to inform participants that it was not dealing with nor did it intend to deal with any authority or permission to operate gravel pits or any form of aggregate extraction. It should be clear to any reasonable person that there are other governmental

authorities which maintain jurisdiction in all the allied areas that an applicant must traverse before the right to remove aggregate is given.

This panel would therefore *RECOMMEND: THAT HIGH PRIORITY MINERAL RESOURCE AREAS AS IDENTIFIED BY THE MINISTRY OF NATURAL RESOURCES BE INCLUDED AS PART OF THE PROPOSED PLAN AND THAT THIS BE DONE PREFERABLY BY MEANS OF "OVERLAYS" TO THE MAPS THAT FORM PART OF THE PROPOSED PLAN.* In this respect while witnesses for the Niagara Escarpment Commission agreed with the "flagging" of high priority mineral resource areas they did not agree that such "flagging" form part of the Plan but be included simply as a matter of information.

CHAPTER 9

SOCIO-ECONOMIC CONDITIONS

Under Subsection 2 of Section 3 of the *Niagara Escarpment Planning and Development Act* the Niagara Escarpment Commission was required, among other things, to survey the social and economic conditions in relation to the development of the Planning Area.

It was the subject of many submissions, that the Niagara Escarpment Commission did not make the necessary surveys covering these two requirements.

In response to this the Niagara Escarpment Commission referred to its paper entitled "Socio-Economic Issues in Preparation of the Proposed Plan" which states that the Niagara Escarpment Commission was of the opinion that if it utilized as much as possible of local official plans, it would avoid any excessive negative socio-economic impacts. In effect the Niagara Escarpment Commission therefore relied on others apparently having done the necessary surveys. Also in this regard the Niagara Escarpment Commission presented a paper entitled "Some Economic Development Considerations" prepared by Emrik H. Suichies. Dr. Suichies was engaged to prepare this paper subsequent to the Proposed Plan being released.

While it is apparent that the Niagara Escarpment Commission did not directly survey the socio-economic conditions but relied on the work of others not directly connected with the preparation of the Plan, we do not feel that this deficiency is sufficient to justify its rejection.

CHAPTER 10

DEVELOPMENT CONTROL

One of the most controversial aspects of the whole hearing process was the matter of development control through the issue of development permits. As the Proposed Plan indicates the Niagara Escarpment Commission has opted for this form of land use control because it was felt that the environmental factors can best be controlled by this method.

From the evidence adduced at these hearings opposition was taken to development control by the issue of development permits on the basis that an individual would not be aware of all the conditions that would have to be met to obtain such a permit. Further, in this regard, great objection was taken in many submissions to Section 2.9 as it appears in the Proposed Plan due to the following statement contained in that section:

"The implementing body, when considering development applications may apply additional criteria."

It was pointed out to us in these submissions that this would not be the case if the Plan is implemented by zoning by-laws since zoning by-laws spell out the requirements and conditions that have

to be met and as a result an applicant under the zoning by-law method would be aware of all restrictions and requirements to be complied with.

The "Government Policy for the Niagara Escarpment" dated June 1973 states the Province's support for this form of development control by its acceptance of the principle stated by the Task Force. However, the pertinent legislation, the *Niagara Escarpment Planning and Development Act (1973)*, giving rise to the Plan is not nearly as firm on this point. A perusal of the legislation dealing with this and other aspects of development control makes liberal use of the word "may" rather than "shall", which in our opinion indicates that there is another option available to be used.

It would appear that the Commission's strongest reasons for using the development control permit method is its alleged ability to deal more precisely with the environmental features of a property. The hard fact is, however, that the Niagara Escarpment Commission has no natural scientists on its staff and all existing applications either dealt with or pending have no biophysical inventory. As a matter of fact the evidence of Ivor McMullin expresses clearly that the Niagara Escarpment Commission determined all such applications on the basis of reports prepared by its planning staff as to the impact of any proposal on the natural environment. Cecil Louis, a Senior Planner with the Niagara Escarpment Commission, provided us with the interesting fact that in spite of close scrutiny of environmental factors some 90% of all applications were approved of which 70% were for residential development.

As evidence of the arbitrariness of the development control permit process, the following are only two examples of the differential treatment that may be accorded applicants for permits:

1. Sherman Sand and Gravel Limited

N.E.C. File No. H/I/79/119

2. Don W. Cave et al

N.E.C. File No. H/C/79/338

In the case of example No. 1 the application complied with a use which was permitted in the Proposed Plan and had no objection from the Ministry of the Environment or the Ministry of Natural Resources but was refused by the Niagara Escarpment Commission for the following reasons:

"The proposal would have a negative effect on the landscape directly associated with Rattlesnake Point; and because of the conflict with Section 2.9.2 (Development Criteria) the proposal is seen to conflict with the Proposed Plan for the Niagara Escarpment."

In the case of the second example, an application was approved in spite of the fact that it was not even for a permitted use under the Proposed Plan and no reasons were given for its approval.

We have used these two examples only, of the subjective decisions which were arrived at under the interim development control process.

In the opinion of the hearing officers the evidence adduced

concerning the development control permit process confirms the recommendation of the Planning Act Review Committee in Background Paper No. 3 entitled "Planning Act Review Committee Recommendations on Development Control". This reads as follows:

"The Committee feels that a development permit system such as that used in Britain is not desirable, since it lacks certainty and has a high potential for arbitrariness and misuse of municipal power."

Under the zoning process of *The Planning Act* in use in the Province of Ontario no such arbitrariness or misuse of power is possible due to its many safeguards.

As the hearing progressed the panel was made aware by many submissions of a desire to retain in perpetuity the present interim system of control. These may be divided into two groups: firstly, those who have had expeditious treatment by the Niagara Escarpment Commission and have received permits, and secondly, those who have had no direct interest in land ownership represented by certain groups who felt the environmental issues could be better addressed through development control permits as opposed to zoning.

Of great concern to the hearing officers was the procedure invoked by the Niagara Escarpment Commission in considering applications before it. Too often we heard where an applicant was not permitted to address the Niagara Escarpment Commission on his application nor was the staff report available for his scrutiny prior to the hearing. In fact there was a period when he was not even

permitted to be in the room during the consideration of the application. It appears, however, that this procedure has been modified lately to at least permit attendance at hearings.

If in the minds of the Niagara Escarpment Commission the interim development controls were intended to be a test for their retention in the future as the method of plan implementation then the effort fell short of the mark.

In our opinion this kind of hearing dealing with the rights of people such as an application before the Niagara Escarpment Commission for a development permit should at all times have been conducted under the provisions of *The Statutory Powers and Procedures Act*. Indeed this Act provides that where Commissions and other bodies make decisions such as those made by the Niagara Escarpment Commission the provisions of the Act unless that body is specifically exempted must be followed.

The procedure used by the Niagara Escarpment Commission in dealing with development control permits represents a denial of natural justice, even though such was perhaps not intended.

Accordingly, we can only *RECOMMEND THAT THE PROPOSED PLAN, WHEN FINANLIZED, BE IMPLEMENTED AT THE LOCAL LEVEL BY ZONING BY-LAWS INCLUDING PROVISION FOR SITE PLAN CONTROL PURSUANT TO THE PROVISIONS OF THE PLANNING ACT.*

In making this recommendation, it is expected that this Plan will be incorporated into local official plans.

This recommendation is not based on adverse criticism of how the Niagara Escarpment Commission has been operating the system of interim development control but on all the evidence adduced, as well as the fact that zoning in the Province of Ontario has become the accepted method of land use planning and as a result the citizens of Ontario are, or should be, familiar with the zoning by-law process.

It is our firm belief that acceptance of this recommendation will do much to dispell the concerns and fears of the unknown as expressed by many landowners directly affected by the Proposed Plan.

CHAPTER 11

RECREATION

Section 8 of the *Niagara Escarpment Planning and Development Act* under paragraph (c) states as follows:

"to provide adequate opportunities for outdoor recreation".

The reason for the above quote is readily understood in the light of the very nature of the physical shape of the Niagara Escarpment and its suitability over many of its parts for all kinds of recreational pursuits. This includes such things as hiking, trails, summer cottages, parks, skiing, and nature study.

In its Plan the Niagara Escarpment Commission has endeavoured to provide for all of these uses to varying degrees over the length of the Escarpment. During the course of the hearings we heard pro and con as to whether the Niagara Escarpment Commission had properly provided for recreation uses in its Plan. We were advised by the Niagara Escarpment Commission that the main application of the Recreation designation was to the ownership of existing recreational facilities and little or no consideration was given to the expansion of these facilities or introduction of new areas. The

Niagara Escarpment Commission also adopted the provisions of municipal official plans as to recreational lands where in the opinion of the Commission such met the objectives of the *Niagara Escarpment Planning and Development Act*.

In certain individual submissions we heard sufficient evidence for us to make recommendations for changing the designation from that proposed to the Escarpment Recreation designation. In our considered opinion in doing so, we accept the premise put before us that the Niagara Escarpment Commission in applying its Escarpment Recreation designation to existing facilities and some use of local official plans restricted itself unnecessarily.

CHAPTER 12

PART 2 OF THE PROPOSED PLAN

LAND USE POLICIES

This section of the report deals with Part 2 of the Proposed Plan, Land Use Policies, and since this Part as previously stated is the effective operating section of the Plan each section is dealt with in some detail and contains comments and recommendations based on the evidence adduced at the hearings.

2.1 Introduction

At the time of the hearings when dealing with the section on Land Use Policies, many objections were raised respecting the absence of any flexibility concerning the boundaries of the various designations.

It is common practise to place in any official plan a clause to avoid any administrative uncertainty concerning this important aspect.

Accordingly we *RECOMMEND THAT A NEW PARAGRAPH BE ADDED IN THIS SECTION TO PROVIDE FOR THE POSSIBILITY THAT A BOUNDARY LINE MAY BE*

MOVED IN CONFORMITY WITH SITE SPECIFIC INFORMATION WITHOUT THE
NECESSITY OF AN AMENDMENT TO THE PROPOSED PLAN.

WE RECOMMEND THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS
WRITTEN EXCEPT FOR REFERENCES TO SECTION 2.9 and 2.10 WHICH SECTIONS
HAVE BEEN RECOMMENDED FOR DELETION IN THIS REPORT.

2.2 Escarpment Natural Areas

We RECOMMEND THAT UNDER THE HEADING PERMITTED USES ALL THE
WORDS AFTER THE WORD "DWELLING" IN SUBSECTION 3 BE DELETED SO THAT
THIS SUBSECTION WILL NOW READ AS FOLLOWS:

3. SINGLE FAMILY DWELLINGS.

It is felt the words recommended for deletion serve no useful
purpose in that local hazard land requirements would restrict any
undesirable construction.

Site specific studies required under official plans or made to
be required would ensure the compatability with the Escarpment Natural
designation.

On the basis of the evidence adduced during the hearing we
have reached the conclusion that the Proposed Plan should not remove
rights on existing lots, provided requirements as above can be met.

Under the "New Lots" heading of Section 2.2 we are of the
opinion that owners should not be denied the right to make application
for the creation of a new lot or lots. Such applications would then
be considered on their merits since there may be instances, for

example, where the creation of a new lot would not really detract from the objectives of the Plan. When one considers the word "natural" in the Escarpment Natural designation it would seem logical to assume that such designated lands would be unbuildable for various reasons, however, there are lands under this designation on which there would be no problems as far as allowing buildings are concerned. It is this aspect of which we have concern in that there are certain lands which are designated "natural" and in effect such designation would have the result of private owners providing open space or natural areas without the necessity of such lands being purchased by some public authority. It is also this latter concern which leads us to make the *RECOMMENDATION THAT THE CREATION OF NEW LOTS IN ESCARPMENT NATURAL AREAS BE PROVIDED FOR IN THE PLAN, AND THE WORD "ONLY" BE REMOVED FROM THE "NEW LOTS" SUBSECTION AS WRITTEN.*

We feel, on the basis of evidence adduced, that the "New Lots" subsection of this section is excessively restrictive and hence the recommendation to allow for the possibility of new lots being created in Escarpment Natural Areas.

One of the permitted uses in the Escarpment Natural Areas, as well as in other designations, is "essential transportation and utility facilities". This was the subject of several objections particularly to its being included in the "Escarpment Natural" designation. In the opinion of the panel the possibility of these uses being developed in all designations must be provided for since they are essential to proper planning and development.

It is further *RECOMMENDED THAT SUBJECT TO THE ABOVE RECOMMENDATIONS, THE BALANCE OF SECTION 2.2 BE ACCEPTED AS WRITTEN.*

2.3 Escarpment Protection Areas

In view of the fact that in many cases the Escarpment Protection Areas are indistinguishable from the Escarpment Rural Areas we feel that there should be some provision allowing for more development than is contemplated by the Proposed Plan that would neither detract significantly from it nor the provisions of the *Niagara Escarpment Planning and Development Act*.

The evidence established conclusively that where privately owned lands were deemed to be sufficiently important to provide a buffer area the Plan should not preclude the fundamental right of at least being permitted to make an application for a low density rural plan of subdivision or condominium on lands designated Escarpment Protection.

Accordingly it is *RECOMMENDED THAT A NEW SUBSECTION BE ADDED UNDER NEW LOTS SIMILAR TO NO. 3 UNDER THE ESCARPMENT RURAL AREAS.*

It should be noted that we have used this premise in dealing with several individual submissions that requested a designation change from Escarpment Protection to one that would permit the possibility of such development. Therefore if this recommendation is not accepted then our recommendations in submissions in this category would have been to change the designation in many of the

cases to Escarpment Rural. In some cases, the evidence was such that a change to Escarpment Rural should have been recommended but we have chosen to rely on the above recommendation and leave the designation as proposed. Further, if this recommendation is not accepted then a very great number of landowners will have been dealt with most unfairly. This applies to several submissions including those numbered 92, 230, 231, 234, 330, 332, 345, 350, 359, 360, 417, 424, 443, 555, 563, 564, 565, 566, 594 and 677.

All this general recommendation does is permit the application for a low density rural plan of development in the areas designated Escarpment Protection but does not guarantee that such development would occur. Such development would depend on all the necessary requirements being met including site specific analysis.

2.4 Escarpment Rural Areas

Several submissions were concerned with the use of the word "compatible" in Objective No. 3 in this section. The objection was registered on the basis that in the Escarpment Rural designation it seems to be more realistic that other uses should be compatible to agriculture. On the basis of this and other evidence adduced it is *RECOMMENDED THAT THE WORD "COMPATIBLE" BE DELETED FROM OBJECTIVE NO. 3 IN SECTION 2.4.*

During the course of the hearings several submissions requested that there be some provision for retirement lots for farmers in the Proposed Plan. While the requests made for a more generous farm severance policy in the Plan may have considerable merit its

implementation could cause serious difficulties at the local level. It could well be that the local official plan with respect to farm related severances may be more restrictive than those that would be brought into the Plan by any recommendation we might make. We have made a recommendation under Section 2.9.7 covering this which we feel deals satisfactorily with this matter.

Subject to the recommendation herein it is *RECOMMENDED THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

2.5 Minor Urban Centres

The only observation that we consider should be made is regarding the expansion of Minor Urban Centres into Escarpment Natural Areas or Escarpment Protection Areas. This problem is created where the present red dot denoting Minor Urban Centres is completely surrounded by an Escarpment Natural Area or an Escarpment Protection Area since Growth Objective No. 1 might be construed in such a way as to preclude development being expanded into "Escarpment Natural" or "Escarpment Protection" designations.

In order to overcome this problem it is *RECOMMENDED THAT UNDER THE HEADING "GROWTH OBJECTIVES" A NEW SUBSECTION NO. 7 BE ADDED INDICATING THAT NOTHING CONTAINED IN THESE OBJECTIVES WILL PREVENT THE EXPANSION OF A MINOR URBAN CENTRE INTO EITHER ESCARPMENT NATURAL OR ESCARPMENT PROTECTION AREAS PROVIDING THE PROPER REQUIREMENTS CAN BE MET WHICH AMONG OTHER THINGS WOULD NOT ALLOW FOR ANY EXTENSION INTO HAZARD OR UNBUILDABLE LANDS.*

*SUBJECT TO THE RECOMMENDATION HEREIN IT IS RECOMMENDED
THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

2.6 Urban Centres

During the course of the hearings several submissions were critical of the Urban Centres designation and policies. As a result of this the Niagara Escarpment Commission through its witnesses recommended to the hearing officers that the concept of having Group One and Group Two should be changed to having only one classification that being Urban Centres. We *CONCUR IN THIS RECOMMENDATION AND ADOPT THE FOLLOWING WORDING PROVIDED BY THE NIAGARA ESCARPMENT COMMISSION STAFF WHICH COMBINES ALL SECTIONS UNDER 2.6 TO A SINGLE SECTION:*

"URBAN CENTRES

THIS DESIGNATION IDENTIFIES URBAN CENTRES IN WHICH THE ESCARPMENT AND CLOSELY RELATED LANDS ARE LOCATED. IN SOME CENTRES (e.g. HAMILTON) THE ESCARPMENT IS STILL LARGELY UNDEVELOPED, ALTHOUGH SURROUNDED BY EXISTING DEVELOPMENT. IN OTHER CENTRES, HOWEVER, (e.g. WIARTON), URBAN GROWTH ALREADY HAS ENCROACHED SUBSTANTIALLY ON THE ESCARPMENT.

OBJECTIVE

TO MINIMIZE THE IMPACT OF URBAN GROWTH ON THE ESCARPMENT ENVIRONMENT.

CRITERIA FOR DESIGNATION

URBAN DEVELOPMENT AND COMMITTED URBAN AREAS ON OR ADJACENT TO THE ESCARPMENT AS PROVIDED FOR IN AN APPROVED MUNICIPAL OFFICIAL PLAN AND/OR SECONDARY PLAN.

URBAN CENTRES

CITY OF ST. CATHARINES

CITY OF THOROLD

TOWN OF GRIMSBY

TOWN OF STONEY CREEK

TOWN OF ANCASTER

CITY OF HAMILTON

TOWNSHIP OF FLAMBOROUGH

TOWN OF DUNDAS

CITY OF OWEN SOUND

TOWNSHIP OF DERBY

TOWN OF WIARTON

VILLAGE OF LION'S HEAD

BOUNDARIES

THE URBAN CENTRE DESIGNATION IS SHOWN IN PINK ON THE PROPOSED PLAN MAPS.

THE BOUNDARIES OF THE URBAN CENTRE DESIGNATION GENERALLY REFLECT THOSE ESTABLISHED IN AN APPROVED MUNICIPAL OFFICIAL PLAN AND/OR SECONDARY PLAN. ANY CHANGES TO THE BOUNDARIES WOULD REQUIRE AN AMENDMENT TO THE

NIAGARA ESCARPMENT PLAN.

PERMITTED USES AND NEW LOTS

THE RANGE OF PERMITTED USES AND THE CREATION OF NEW LOTS, WHERE APPLICABLE, WILL BE SUBJECT TO THE GROWTH OBJECTIVES SET OUT BELOW AS INCORPORATED INTO APPROVED LOCAL OFFICIAL PLANS AND BY-LAWS.

GROWTH OBJECTIVES

- 1. ALL DEVELOPMENT SHOULD BE OF AN URBAN DESIGN COMPATIBLE WITH THE VISUAL AND NATURAL ENVIRONMENT OF THE ESCARPMENT. WHERE APPROPRIATE THE PROVISION FOR ADEQUATE SETBACKS AND SCREENING SHOULD BE REQUIRED TO MINIMIZE THE VISUAL IMPACT OF URBAN DEVELOPMENT ON THE ESCARPMENT LANDSCAPE.*
- 2. NEW LOTS SHOULD NOT BE CREATED TO INCLUDE THE ESCARPMENT BROW, FACE OR SLOPE WHERE SUCH IS IN AN ESCARPMENT NATURAL OR ESCARPMENT PROTECTION AREA DESIGNATION, EXCEPT WHERE SUCH LOT CREATION IS FOR THE PURPOSE OF CORRECTING CONVEYANCES, ENLARGING EXISTING LOTS OR THROUGH ACQUISITION BY A PUBLIC BODY.*
- 3. ADEQUATE PUBLIC ACCESS TO THE ESCARPMENT SHOULD BE PROVIDED BY MEANS OF WALKWAYS OR PEDESTRIAN TRAILS.*
- 4. ALL DEVELOPMENT SHOULD BE COMPATIBLE WITH THE CONSERVATION, PROTECTION AND RESTORATION OF THE COMMUNITIES' HISTORICAL CHARACTER AND ARCHAEOLOGICAL*

SITES, AND BUILDINGS AND SITES OF ARCHITECTURAL AND/OR HISTORICAL INTEREST, IN ACCORDANCE WITH DEVELOPMENT CRITERIA 2.9.8.

5. SPECIAL ATTENTION SHOULD BE GIVEN TO THE PROTECTION AND RESTORATION OF THE HISTORICAL CHARACTER OF THE FORMER VILLAGE OF WATERDOWN THROUGH THE PROVISIONS OF THE ONTARIO HERITAGE ACT.

6. GROWTH SHOULD BE COMPATIBLE WITH THE PROTECTION AND CONSERVATION OF UNIQUE ECOLOGIC AREAS, WILDLIFE HABITATS, STREAMS AND WATER SUPPLIES AND OTHER ENVIRONMENTALLY SENSITIVE AREAS BOTH INSIDE AND ADJACENT TO URBAN CENTRES."

In addition to the "Growth Objectives" set out in the Niagara Escarpment Commission staff recommendation which we recommend be accepted, we are of the opinion that a No. 7 should be added. Accordingly we make the following *RECOMMENDATION*:

THAT NO. 7 BE ADDED TO THE "GROWTH OBJECTIVES" INDICATING THAT NOTHING CONTAINED IN THESE OBJECTIVES WILL PREVENT THE CREATION OF A LOT FOR DEVELOPMENT PURPOSES FROM EXTENDING INTO AN ESCARPMENT NATURAL OR ESCARPMENT PROTECTION AREA PROVIDING THE PROPER REQUIREMENTS CAN BE MET WHICH AMONG OTHER THINGS WOULD NOT ALLOW FOR ANY EXTENSION INTO HAZARD OR UNBUILDABLE LANDS.

This recommendation is self-explanatory and in keeping with our recommendation for Section 2.5, Minor Urban Centres.

2.7 Escarpment Recreation Areas

As mentioned in the section on Recreation there are more areas designated than just those of major existing recreational areas designated as Escarpment Recreation Areas, therefore it is *RECOMMENDED THAT THE SECTION IN BLUE PRINT BE AMENDED TO INDICATE THIS FACT.*

It is further *RECOMMENDED THAT OBJECTIVE NO. 4 BE AMENDED BY DELETING ALL THE WORDS AFTER "AREAS" SO THAT NO. 4 WILL READ:*

4. TO PROVIDE FOR THE DEVELOPMENT OF NEW SKI CENTRES OR OTHER RECREATIONAL AREAS.

It is our opinion that the inclusion of the words that are now recommended for deletion are redundant since under the legislation, application as a right can be made for amendment to the Plan in any event.

If our recommendation in Submission 489 to delete the area in which the mouth of the Jordan Harbour is located is accepted *THEN OBJECTIVE NO. 5 IS ALSO RECOMMENDED TO BE DELETED.*

Since the areas designated Escarpment Recreation include more than established areas it is therefore *RECOMMENDED THAT CRITERIA FOR DESIGNATION NO. 1 AND NO. 2 BE AMENDED TO INCLUDE THE FACT THAT MORE THAN ESTABLISHED AREAS ARE INCLUDED.*

It is further *RECOMMENDED THAT ALL NAMES OF LOCATIONS AND SPECIFIC SITES UNDER CRITERIA FOR DESIGNATIONS NO. 1 AND NO. 2 BE DELETED.* We feel that these serve no useful purpose and if

left in, an amendment to the Proposed Plan would be required every-time either a name change occurred or a deletion or addition was required.

Again if our recommendation in Submission 489 to delete the area in which the mouth of Jordan Harbour is located is accepted *THEN CRITERIA NO. 4 IS RECOMMENDED TO BE DELETED.*

UNDER "PERMITTED USES", NO. 5 SHOULD BE DELETED IF OUR RECOMMENDATION TO DELETE THE AREA IN WHICH JORDAN HARBOUR IS LOCATED IS ACCEPTED.

It is RECOMMENDED THAT ALL REFERENCE TO SECTION 2.9 BE DELETED. SUBJECT TO THE RECOMMENDATIONS HEREIN IT IS RECOMMENDED THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.

2.8 Mineral Resource Areas

A perusal of Section 2.8, Mineral Resource Areas, contained within the Proposed Plan indicates clearly the reliance placed by the Niagara Escarpment Commission in drawing up this section upon the provisions of a proposed aggregate act that may or may not see the light of day. In our opinion any references to such proposed new legislation is not properly a matter for inclusion in this Plan or indeed any official plan.

In our section on Mineral Resource Areas we have recommended that high priority Mineral Resource Areas be identified and included as part of the Plan. In effect this creates another designation in the Proposed Plan therefore as a result of this

WE RECOMMEND THAT THE PARAGRAPH IN BLUE TYPE BE DELETED AND REPLACED WITH THE FOLLOWING:

MINERAL RESOURCE AREAS INCLUDE EXTRACTION AREAS AND AREAS OF HIGH PRIORITY MINERAL RESOURCES. THE DESIGNATED EXTRACTION AREAS ARE AREAS LICENSED PURSUANT TO THE PITS AND QUARRIES CONTROL ACT AND FOUR AREAS WHICH WERE IN THE PROCESS OF BEING LICENSED.

This recommended wording came about from the submission of the Aggregate Producers' Association of Ontario.

We RECOMMEND THAT OBJECTIVES NO. 1 AND NO. 2 BE DELETED FROM THE PROPOSED PLAN AND BE REPLACED WITH THE FOLLOWING:

1. TO DESIGNATE MINERAL RESOURCE EXTRACTION AREAS.
2. TO DESIGNATE HIGH PRIORITY MINERAL RESOURCE PROTECTION AREAS (WHICH IS DONE BY MEANS OF OVERLAYS WHICH FORM PART OF THE PLAN).

In our opinion Objective No. 1 as written in the Proposed Plan is based upon the optimistic assumption that a new act will be passed in which such a requirement will be provided.

Objective No. 2 in our opinion, as written in the Proposed Plan is redundant since application, as a right, can be made for amendment to the Plan in any event.

As far as the "Criteria for Designation" is concerned we have no recommendation but feel that the naming of the four pits

in No. 3, which are those that were in the process of being licensed at the time of the preparation of the Plan, is redundant and unnecessary.

In the section entitled "Accessory Uses" one of the examples given is asphalt plants. A great many objections to such a use in the area covered by the Proposed Plan were registered during the hearings. In our opinion this is given as an example of possible uses by the Niagara Escarpment Commission and it should not be construed as a use that would occur in all Mineral Resource designated areas therefore we can see no reason why this example should be removed from this section of the Plan.

We further *RECOMMEND THAT THE SECTION COVERING "EXISTING LICENSED AREA" BE DELETED.* We feel that it is largely predicated upon the provisions of a proposed aggregate act which we have previously pointed out may or may not see the light of day.

Subject to the recommendations herein it is *RECOMMENDED THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9 Development Criteria

Since it has been recommended elsewhere in this report that the implementation of the Proposed Plan be by zoning by-laws at the local level and not "development control" the provisions contained under Section 2.9 are redundant and it is *RECOMMENDED THAT THIS SECTION BE REMOVED IN ITS ENTIRETY FROM THE PROPOSED PLAN AND ANY OTHER REFERENCES TO SECTION 2.9 CONTAINED IN THIS PLAN SHOULD ALSO*

BE DELETED.

It is pointed out that the development criteria contained in the various sections of this Plan are already in place and will form the basis for the preparation of the necessary implementing zoning by-laws. In any event the application of "additional criteria" without the benefit of all parties having advance knowledge is in our opinion distasteful to say the least. This cannot happen under the zoning method of implementation since zoning by-laws spell out all the necessary requirements.

2.9.1 Existing Uses

The heading printed in blue in view of our recommendation elsewhere in this report should be amended to delete reference to mineral extraction operations and it is therefore *RECOMMENDED THAT THIS BLUE PORTION SIMPLY READ AS FOLLOWS:*

*THE OBJECTIVE IS GENERALLY NOT TO DISRUPT EXISTING
USES.*

It is also *RECOMMENDED THAT NO. 1 UNDER THIS HEADING BE DELETED.*

This recommendation is made in view of the fact that it is predicated in part on a new pits and quarries act not yet in existence.

Subject to these specific recommendations and the necessary renumbering, it is *RECOMMENDED THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9.2 Development on Existing Lots

Sections (a) and (b) under Section 1 of 2.9.2 are too subjective in their nature to be included in this section in that a landowner would not be able to determine what requirements he would have to meet accordingly we *RECOMMEND THAT THESE TWO PORTIONS BE REMOVED.* Also in 2.9.2 it is *RECOMMENDED THAT REFERENCE TO THE LAND COMPENSATION BOARD BE REMOVED.* It is not its function to determine fair market value without conducting a hearing arising from expropriation.

In our opinion, based on evidence adduced at the hearings, the period of one year in which the decision to purchase or not is too lengthy and accordingly we *RECOMMEND THAT THIS LENGTH OF TIME BE REDUCED TO SIX MONTHS.*

Subject to these specific recommendations and any necessary renumbering we *RECOMMEND THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9.3 Lot Creation

One of our recommendations under Section 2.3 is to permit low density rural plans of subdivision or condominium and other compatible forms of lot ownership in the Escarpment Protection Areas accordingly we *RECOMMEND THAT PART 6 UNDER THIS SECTION (2.9.3) BE AMENDED TO READ AS FOLLOWS:*

6. *IN ESCARPMENT RURAL AREAS AND ESCARPMENT PROTECTION AREAS, NEW LOTS MAY BE CREATED BY A LIMITED NUMBER*

OF LOW DENSITY RURAL PLANS OF SUBDIVISION OR
CONDOMINIUM AS MAY BE PROVIDED FOR IN LOCAL
OFFICIAL PLANS.

We RECOMMEND THAT THE BALANCE OF PART 6 BE DELETED SINCE THE APPROVAL
OF PLANS OF SUBDIVISIONS RESTS WITH THE MINISTRY OF HOUSING OR SUCH
OTHER AUTHORITIES AS DESIGNATED.

Subject to these specific recommendations and any necessary
renumbering we RECOMMEND THAT THE BALANCE OF THE SECTION BE ACCEPTED
AS WRITTEN.

2.9.4 New Development Adjacent to Streams, Lakes and Wetlands

2.9.5 New Development Adjacent to Ravines

2.9.6 New Development Within Wooded Areas

In view of our recommendation that the Plan be implemented by
zoning, these sections constitute material to be used as guidelines
for incorporation into zoning by-laws and accordingly we RECOMMEND
THAT THESE SECTIONS BE ACCEPTED AS WRITTEN AND IT SHOULD BE POINTED
OUT AND BE MADE CLEAR THAT THESE SECTIONS ARE INTENDED TO BE FOR
ESTABLISHING GUIDELINES FOR THE PREPARATION OF ZONING BY-LAWS.

2.9.7 Agriculture

While Agriculture is the subject of a separate section in
this report further recommendations, based on the evidence, are
necessary. IT IS RECOMMENDED THAT:

1. NO. 2, UNDER SECTION 2.9.7, BE DELETED.

2. A NEW SECTION BE ADDED TO 2.9.7 TO PERMIT THE
POSSIBILITY OF A RETIREMENT LOT FOR A FARMER
BEING CREATED SUBJECT TO THE FOOD LAND GUIDELINES
AND THE PROVISIONS OF THE EXISTING LOCAL OFFICIAL
PLANS.

Subject to these specific recommendations and the necessary renumbering
it is *RECOMMENDED THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9.8 Heritage

Since elsewhere in this report we have recommended implementation is to be by local zoning by-laws, it is *RECOMMENDED THAT IT BE POINTED OUT AND BE MADE CLEAR THAT THIS SECTION IS INTENDED TO BE FOR THE PURPOSE OF ESTABLISHING GUIDELINES FOR THE PREPARATION OF THE NECESSARY IMPLEMENTING ZONING BY-LAWS.* This section as it is written sets out mainly subjective requirements which an owner would have great difficulty in determining what he has to meet in preparation of plans he may have for his lands. Since zoning by-laws must be more specific this problem will be largely overcome if 2.9.8 is used as a guideline only.

Accordingly, it is *RECOMMENDED THAT THIS SECTION BE ACCEPTED AS WRITTEN WITH THE ABOVE RECOMMENDATION INCORPORATED.*

2.9.9 Forest Management

Our main concern is that expressed by several landowners where they had anticipated a commercial return being made from their woodlots and not being able to get permission to engage in such

cutting. It is *RECOMMENDED THAT PROVISION BE MADE THAT APPROVAL FOR SUCH CUTTING WILL NOT BE UNREASONABLY WITHHELD WHERE IT CAN BE SHOWN THAT SUCH CUTTING MEETS WITH STANDARDS SET BY THE MINISTRY OF NATURAL RESOURCES.*

It is further *RECOMMENDED THAT:*

1. *SUBSECTION 3 OF SECTION 2.9.9 BE AMENDED TO READ AS FOLLOWS:*

ALL PUBLIC AUTHORITIES SHALL SUBMIT DETAILS OF TREE CUTTING PLANS TO THE MINISTRY OF NATURAL RESOURCES FOR APPROVAL BEFORE ENTERING INTO ANY AGREEMENT INVOLVING THE CUTTING OF TREES.

We are of the opinion, based on the evidence, that the Ministry of Natural Resources is the best equipped body to give such approval.

2. *THAT SUBSECTION 6 OF SECTION 2.9.9 BE DELETED.*

We have grave doubts as to the practicality of local by-laws being more restrictive than the policies of this Plan. (See recommendation regarding Section 2.10.1.)

Subject to these specific recommendations and any necessary renumbering we *RECOMMEND THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9.10 Transportation and Utilities

It is *RECOMMENDED THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

2.9.11 Recreation

During the course of these hearings and as a result of several submissions made, the Niagara Escarpment Commission staff suggested wording to replace No. 4 and add a No. 5 under this section. We concur in this and *RECOMMEND THAT THE FOLLOWING WORDING BE ADOPTED:*

"4. SNOWMOBILE AND OTHER MOTORIZED VEHICLE TRAILS WILL NOT BE PERMITTED IN THE ESCARPMENT NATURAL DESIGNATION, ESCARPMENT RECREATION AREAS OR ON THE ESCARPMENT SLOPES IN URBAN CENTRE AREAS.

5. IN THE REMAINING DESIGNATIONS, SNOWMOBILE AND OTHER MOTORIZED VEHICLE TRAILS WILL BE DESIGNED AND LOCATED SO AS TO NOT ADVERSELY AFFECT ADJOINING PRIVATE LANDOWNERS AND THE ENVIRONMENT. DEER WINTERING YARDS, OTHER IMPORTANT ECOLOGICAL AREAS AND NATURE RESERVE ZONES IN PARKS SHALL BE AVOIDED."

It is further RECOMMENDED THAT THE BALANCE OF THE SECTION BE ACCEPTED AS WRITTEN.

2.9.12 Escarpment Recreation Areas

We RECOMMEND THAT THIS SECTION BE ACCEPTED AS WRITTEN.

2.9.13 Mineral Resources

We RECOMMEND THAT THIS SECTION BE ACCEPTED AS WRITTEN.

2.10 Implementation of Land Use Policies

It is *RECOMMENDED THAT THIS SECTION BE REMOVED FROM THE PLAN*. This is covered in the *Niagara Escarpment Planning and Development Act* and does not need to be repeated in the Proposed Plan.

2.10.1 Relationship to Local Official Plans

We *RECOMMEND THAT THIS SECTION BE DELETED FROM THE PLAN*. The *Niagara Escarpment Planning and Development Act* provides for the status of the Plan, and the *Niagara Escarpment Planning and Development Act* cannot be amended by the Plan. In addition Section 2.10.1 in the Proposed Plan reads as follows:

"If a municipal official plan or by-law is more restrictive than the Niagara Escarpment Plan, that plan or by-law shall be deemed not to be in conflict if it conforms with the general intent and purpose of the Niagara Escarpment Plan."

In this regard, we can find no authority for local plans being more restrictive than the Niagara Escarpment Plan. In arriving at this conclusion we have also considered the opinion provided to us by Stephen Stepinac, Counsel for the Niagara Escarpment Commission, in support of the Niagara Escarpment Commission's position.

2.10.2 Land Use Control - Implementation

Elsewhere in this report we have recommended that implementation be by local zoning by-laws and *ACCORDINGLY THIS SECTION IS TO BE AMENDED TO CONFORM WITH THAT RECOMMENDATION*.

2.10.3 Amendments to the Niagara Escarpment Plan, and

2.10.4 Review of the Niagara Escarpment Plan

We RECOMMEND THAT THESE TWO SECTIONS BE DELETED. The Niagara Escarpment Planning and Development Act covers these matters and should not be duplicated in the Proposed Plan. There is always the possibility of the Niagara Escarpment Planning and Development Act being amended and new provisions would then prevail.

IT SHOULD BE NOTED HERE THAT THESE RECOMMENDATIONS MAY RESULT IN THE NECESSITY OF RENUMBERING THE VARIOUS SECTIONS.

CHAPTER 13

PART 3 OF THE PROPOSED PLAN

ESCARPMENT PARKS AND ACQUISITION POLICIES

The Proposed Plan places great import upon the establishment of a multipurpose parks system and indeed this dates back to the recommendations contained in the Gertler Report. It is therefore astounding to find the critical analysis of the Plan by the Ministry of Natural Resources in Submission 214 in these proceedings.

We were informed by the Niagara Escarpment Commission that the Ministry of Natural Resources was one of the major participants in the preparation of the Proposed Plan. This concerned us when we heard Submission 214 which contained several recommendations for changes to the Plan as written.

We will now proceed to deal with each section of Part 3 of the Proposed Plan and endeavour to arrive at certain recommendations in order not to delay the approval of a plan.

Section 3.1 Past Acquisition Programs

This section is really historic in nature and does not add

to the dimension of the Plan and therefore we leave this in the hands of the Niagara Escarpment Commission as to whether it should remain in the Plan or not.

Section 3.2 The Niagara Escarpment Parks System

It is our *RECOMMENDATION BASED ON THE EVIDENCE THAT THE NIAGARA PARKS COMMISSION BE RECOGNIZED AS ONE OF THE OWNERS OF LANDS IN THE NIAGARA ESCARPMENT PARKS SYSTEM.* It is further *RECOMMENDED THAT THE BALANCE OF THE SECTION BE ACCEPTED AS WRITTEN.*

Section 3.2.1 Objectives

The evidence of the Ministry of Natural Resources recommended that reference to the "Ontario Parks Planning and Management Policies" be removed. We *CONCUR WITH THIS RECOMMENDATION AND ACCORDINGLY RECOMMEND THAT REFERENCE TO THE "ONTARIO PARKS PLANNING AND MANAGEMENT POLICIES" BE DELETED FROM SECTION 3.2.1.*

It is further *RECOMMENDED THAT THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

Section 3.2.2 Organization

We have accepted the recommendations of the Ministry of Natural Resources for this section and accordingly we *RECOMMEND THE FOLLOWING:*

- . *THAT THE FIRST SENTENCE OF THIS SECTION, SUGGESTING THAT THE NIAGARA ESCARPMENT PARKS WILL FORM A SUB-*

SYSTEM WITHIN THE PROVINCIAL PARKS SYSTEM BE
DELETED.

. THAT THIS SECTION EXPLAIN CLEARLY THAT THE NIAGARA
ESCARPMENT PARKS SYSTEM WILL CONSIST OF PARKS MANAGED
BY TEN DIFFERENT AGENCIES: EIGHT CONSERVATION
AUTHORITIES, THE NIAGARA PARKS COMMISSION, AND THE
MINISTRY OF NATURAL RESOURCES, TIED TOGETHER BY A
COMMON SET OF OBJECTIVES AND AN OVERALL SET OF
POLICIES AND GUIDELINES WHICH ARE AGREED TO BY ALL
AGENCIES INVOLVED.

. THAT THE ADMINISTRATION OF THE NIAGARA ESCARPMENT
PARKS SYSTEM, AND THE DETAILS OF ITS SET-UP WILL BE
THE SUBJECT OF DISCUSSION BETWEEN THE NIAGARA
ESCARPMENT COMMISSION, MINISTRY OF NATURAL RESOURCES,
THE CONSERVATION AUTHORITIES, AND THE NIAGARA
PARKS COMMISSION, PRIOR TO PREPARATION OF THE FINAL
PLAN.

Although these recommendations are those of the Ministry of
Natural Resources we have accepted them on the basis of all the
evidence.

3.2.3 Park Classification

On the basis of the evidence, we RECOMMEND THAT SECTION 3.2.3
BE DELETED AND REPLACED WITH A STATEMENT TO THE EFFECT THAT A SYSTEM
OF PARK CLASSIFICATION WILL BE ESTABLISHED BY CONSULTATION AND
AGREEMENT BETWEEN ALL THE PUBLIC PARK AUTHORITIES CONCERNED.

3.2.4 Guidelines for Park Master Plan

In light of our recommendations for Sections 3.2; 3.2.1; 3.2.2; and 3.2.3 it is *RECOMMENDED THAT ANY NECESSARY REVISIONS BE MADE IN THIS SECTION, 3.2.4.*

Having considered all the evidence, we also make the following *RECOMMENDATION ON SECTION 3.2.4:*

1. *THAT GUIDELINE NO. 1 BE DELETED (REFER TO RECOMMENDATION IN SECTION 3.2).*
2. *THAT GUIDELINE NO. 2 BE DELETED AND REPLACED WITH:*

PARK MASTER PLANS SHOULD SUPERCEDE LAND USE DESIGNATIONS OF THIS PLAN WHEREVER A CONFLICT APPEARS.
3. *THAT THIS SECTION BE AMENDED TO PROVIDE THAT APPROVED EXISTING MASTER PLANS BE ACCEPTED IN THE INITIAL STAGES.*
4. *THAT SUBJECT TO THE ABOVE RECOMMENDATIONS THE BALANCE OF THIS SECTION BE ACCEPTED AS WRITTEN.*

3.3 The Bruce Trail

We *RECOMMEND THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

3.4 Future Acquisition

This subsection deals with future acquisition of parklands. It calls for a five-year program to be funded at the rate of at least \$5,000,000 per year. It is proposed that the acquisition funds

should be provided from the proceeds of "Wintario". A priority list sets out the lands to be acquired and their respective acreages.

The publication in the Proposed Plan of the list of lands to be acquired has in the minds of many owners placed a shadow on their holdings and impaired their salability. The seriousness of this is underlined by the fact that the estimated period of purchase of these lands will take the full five years from the date of the approval of the Proposed Plan.

It was intimated by many knowledgeable owners that in this troubled economy a considerably longer period may be required to acquire their lands.

The Plan in this section also states that "all acquisitions are intended to occur only when landowners express a willingness to sell or donate their property to a public authority". This would seem to indicate that all properties designated for acquisition would be purchased. All this leads us to *RECOMMEND THAT THE PLAN BE MODIFIED BY AMENDING SECTION 3.4 TO PROVIDE FOR A DEFINITE PROGRAM FOR THE TIMING OF ACQUISITION OF THOSE LANDS WHICH WILL BE DESIGNATED IN THE PLAN AS FINALLY APPROVED AND ONLY AFTER THE AFFECTED PROPERTY OWNERS HAVE BEEN SO ADVISED.*

3.5 Role of the Ministry of Natural Resources

We *RECOMMEND THAT THIS SECTION BE ACCEPTED AS WRITTEN.*

We have made this recommendation in spite of the fact that the Ministry of Natural Resources stated at the hearing its opinion

as to the difficulty of dealing with this, as there is no indication of the details of co-ordination set out in the Plan. However, we do not see this as a problem since the Ministry of Natural Resources will be in complete control of such co-ordination.

3.6 Methods of Land Acquisition

We *RECOMMEND THAT THE PLAN BE AMENDED BY DELETING THIS SECTION*. It purports to set out normal procedures that would take place in any negotiations for the sale and purchase of lands.

We have elsewhere in this report referred to the proposed use of the Land Compensation Board.

3.7 Proposed and Existing Escarpment Parks

We have no recommendation as far as this section is concerned but would suggest in view of all the queries raised by the various authorities and some other owners as to names, descriptions, etc., that if this section is to be left in the Plan the Niagara Escarpment Commission take steps to ensure its complete accuracy.

CHAPTER 14

PART 4 OF THE PROPOSED PLAN

GENERAL RECOMMENDATIONS

Since we have recommended elsewhere in this report that the Plan be implemented by zoning by-laws, at the local level, we
RECOMMEND THAT THE FOLLOWING SECTIONS BE DELETED FROM THE PROPOSED PLAN AS THEY ARE NO LONGER RELEVANT:

- 4.1 *Administration and Implementation of the Plan*
 - 4.1.1 *Functions to be Performed*
 - 4.1.2 *Provincial and Municipal Roles*
 - 4.1.3 *Land Use Control: Development Control and/or
Zoning By-laws*
 - 4.1.4 *Development Control and the Niagara Escarpment Plan*
 - 4.1.5 *Implementing Body for Land Use Controls*
 - 4.1.6 *Development Control - Delegation to Cities in
Regional Municipalities*
 - 4.1.7 *Development Control - Notification of Decisions*
 - 4.1.8 *Development Control - Appeals*
 - 4.1.9 *Recommendations on Implementation*

The remainder of the section in this part of the Proposed

Plan basically ends up with recommendations. A recommendation does not represent a finality of action which would warrant its incorporation into a plan such as this Plan or indeed any official plan.

Accordingly, it is *RECOMMENDED THAT IF THE NIAGARA ESCARPMENT COMMISSION SO WISHES THESE MAY BE INCLUDED AS AN APPENDIX TO THE PROPOSED PLAN.*

CHAPTER 15

PART 5 OF THE PROPOSED PLAN

APPENDIX

We have no comment on the Appendix, Part 5, except perhaps that it should be brought up-to-date.

CHAPTER 16

PART 6 OF THE PROPOSED PLAN

DEFINITIONS

This section did not receive too much attention during the course of the hearing except perhaps as to the definition of a "viable farm unit". Since this is, in our opinion, impossible to define in a satisfactory manner we *RECOMMEND THAT THIS DEFINITION BE REMOVED.*

We have recommended elsewhere in this report that this part, Definitions, become Part 1 and form part of the Proposed Plan.

CHAPTER 17

SUMMARY OF HEARING OFFICERS'

GENERAL RECOMMENDATIONS

1. THAT THE PLAN BE ACCEPTED AS MODIFIED BY THE GENERAL RECOMMENDATIONS ELSEWHERE IN THIS REPORT AND BY THE SPECIFIC RECOMMENDATIONS SET OUT IN CERTAIN SUBMISSIONS NUMBERED 1 TO 743 INCLUSIVE.

2. THAT PART 1 OF THE PROPOSED PLAN BECOME AN APPENDIX TO THE PLAN AND NOT FORM PART OF THE PLAN.

(Chapter 2)

3. THAT PART 6 OF THE PROPOSED PLAN BECOME PART 1 AND BE MADE PART OF THE PLAN.

(Chapter 2)

4. THAT WHEREVER THE PROPOSED PLAN PLACES EMPHASIS ON CERTAIN LAND USES AS COMPARED WITH OTHERS THAT SUCH EMPHASIS BE REMOVED.

(Chapter 7)

5. THAT IT BE MADE CLEAR IN THE PROPOSED PLAN THAT ALL DEVELOPMENT ADJACENT TO OPERATING FARMS MUST BE COMPATIBLE WITH THE FARMING OPERATION AND NOT THE REVERSE.

(Chapter 7)

6. THAT HIGH PRIORITY MINERAL RESOURCE AREAS AS IDENTIFIED BY THE MINISTRY OF NATURAL RESOURCES BE INCLUDED AS PART OF THE PROPOSED PLAN AND THAT THIS BE DONE PREFERABLY BY MEANS OF "OVERLAYS" TO THE MAPS THAT FORM PART OF THE PROPOSED PLAN.

(Chapter 8)

7. THAT THE PROPOSED PLAN WHEN FINALIZED BE IMPLEMENTED AT THE LOCAL LEVEL BY ZONING BY-LAWS INCLUDING PROVISION FOR SITE PLAN CONTROL PURSUANT TO THE PROVISIONS OF *The Planning Act*.

(Chapter 10)

8. THAT A NEW PARAGRAPH BE ADDED TO SECTION 2.1 TO PROVIDE FOR THE POSSIBILITY THAT A BOUNDARY LINE MAY BE MOVED IN CONFORMITY WITH SITE SPECIFIC INFORMATION WITHOUT THE NECESSITY OF AN AMENDMENT TO THE PROPOSED PLAN.

(Chapter 12)

9. THAT SECTION 2.2 UNDER THE HEADING

"PERMITTED USES" BE AMENDED TO DELETE
ALL THE WORDS AFTER THE WORD "DWELLINGS"
IN SUBSECTION 3 SO THAT THIS SUBSECTION
WILL NOW READ AS FOLLOWS:

3. SINGLE FAMILY DWELLINGS.

(Chapter 12)

10. THAT SECTION 2.2 BE MODIFIED TO PROVIDE

FOR THE CREATION OF NEW LOTS IN ESCARP-
MENT NATURAL AREAS, AND THE WORD "ONLY"
BE REMOVED FROM THE "NEW LOTS" SUBSECTION
AS WRITTEN.

(Chapter 12)

11. THAT A NEW SUBSECTION BE ADDED UNDER

"NEW LOTS" IN SECTION 2.3, ESCARPMENT
PROTECTION AREAS, SIMILAR TO NO. 3
UNDER ESCARPMENT RURAL AREAS (SECTION
2.4).

(Chapter 12)

12. THAT THE WORD "COMPATIBLE" BE DELETED

FROM OBJECTIVE NO. 3 IN SECTION 2.4,
ESCARPMENT RURAL AREAS.

(Chapter 12)

13. THAT SECTION 2.5, MINOR URBAN CENTRES,

BE MODIFIED BY ADDING A NEW SUBSECTION
7 INDICATING THAT NOTHING CONTAINED IN

THESE OBJECTIVES WILL PREVENT THE
EXPANSION OF A MINOR URBAN CENTRE
INTO EITHER ESCARPMENT NATURAL OR
ESCARPMENT PROTECTION AREAS
PROVIDING THE PROPER REQUIREMENTS
CAN BE MET WHICH, AMONG OTHER THINGS
WOULD NOT ALLOW FOR ANY EXTENSION
INTO HAZARD OR UNBUILDABLE LANDS.

(Chapter 12)

14. THAT ALL SECTIONS UNDER SECTION 2.6
BE COMBINED INTO A NEW SINGLE SECTION
TO READ AS FOLLOWS:

URBAN CENTRES -

THIS DESIGNATION IDENTIFIES URBAN
CENTRES IN WHICH THE ESCARPMENT AND
CLOSELY-RELATED LANDS ARE LOCATED.
IN SOME CENTRES (e.g. HAMILTON) THE
ESCARPMENT IS STILL LARGELY UNDEVELOPED,
ALTHOUGH SURROUNDED BY EXISTING DEVELOP-
MENT. IN OTHER CENTRES, HOWEVER, (e.g.
WIARTON), URBAN GROWTH ALREADY HAS
ENCROACHED SUBSTANTIALLY ON THE ESCARP-
MENT.

OBJECTIVE -

TO MINIMIZE THE IMPACT OF URBAN GROWTH
ON THE ESCARPMENT ENVIRONMENT.

CRITERION FOR DESIGNATION -

*URBAN DEVELOPMENT AND COMMITTED URBAN
AREAS ON OR ADJACENT TO THE ESCARPMENT
AS PROVIDED FOR IN AN APPROVED MUNICIPAL
OFFICIAL PLAN AND/OR SECONDARY PLAN.*

URBAN CENTRES -

CITY OF ST. CATHARINES

CITY OF THOROLD

TOWN OF GRIMSBY

TOWN OF STONEY CREEK

TOWN OF ANCASTER

CITY OF HAMILTON

TOWNSHIP OF FLAMBOROUGH

TOWN OF DUNDAS

CITY OF OWEN SOUND

TOWNSHIP OF DERBY

TOWN OF WIARTON

VILLAGE OF LION'S HEAD

BOUNDARIES -

*THE URBAN CENTRE DESIGNATION IS SHOWN IN
PINK ON THE PROPOSED PLAN MAPS.*

*THE BOUNDARIES OF THE URBAN CENTRE
DESIGNATION GENERALLY REFLECT THOSE
ESTABLISHED IN AN APPROVED MUNICIPAL
OFFICIAL PLAN AND/OR SECONDARY PLAN.
ANY CHANGES TO THE BOUNDARIES WOULD*

REQUIRE AN AMENDMENT TO THE NIAGARA
ESCARPMENT PLAN.

PERMITTED USES AND NEW LOTS -

THE RANGE OF PERMITTED USES AND THE
CREATION OF NEW LOTS, WHERE APPLICABLE,
WILL BE SUBJECT TO THE GROWTH OBJECTIVES
SET OUT BELOW AS INCORPORATED INTO
APPROVED LOCAL OFFICIAL PLANS AND
BY-LAWS.

GROWTH OBJECTIVES -

1. ALL DEVELOPMENT SHOULD BE OF AN URBAN
DESIGN COMPATIBLE WITH THE VISUAL AND
NATURAL ENVIRONMENT OF THE ESCARPMENT.
WHERE APPROPRIATE, THE PROVISION FOR
ADEQUATE SETBACKS AND SCREENING SHOULD
BE REQUIRED TO MINIMIZE THE VISUAL
IMPACT OF URBAN DEVELOPMENT ON THE
ESCARPMENT LANDSCAPE.
2. NEW LOTS SHOULD NOT BE CREATED TO INCLUDE
THE ESCARPMENT BROW, FACE OR SLOPE WHERE
SUCH IS IN AN ESCARPMENT NATURAL OR
ESCARPMENT PROTECTION AREA DESIGNATION,
EXCEPT WHERE SUCH LOT CREATION IS FOR
THE PURPOSE OF CORRECTING CONVEYANCES,
ENLARGING EXISTING LOTS OR THROUGH
ACQUISITION BY A PUBLIC BODY.

3. ADEQUATE PUBLIC ACCESS TO THE
ESCARPMENT SHOULD BE PROVIDED BY
MEANS OF WALKWAYS OR PEDESTRIAN
TRAILS.
4. ALL DEVELOPMENT SHOULD BE COMPATIBLE
WITH THE CONSERVATION, PROTECTION
AND RESTORATION OF THE COMMUNITIES'
HISTORICAL CHARACTER AND ARCHAEOLOGICAL
SITES, AND BUILDINGS AND SITES OF
ARCHITECTURAL AND/OR HISTORICAL INTEREST,
IN ACCORDANCE WITH DEVELOPMENT CRITERIA
2.9.8.

5. SPECIAL ATTENTION SHOULD BE GIVEN TO
THE PROTECTION AND RESTORATION OF
THE HISTORICAL CHARACTER OF THE FORMER
VILLAGE OF WATERDOWN THROUGH THE PRO-
VISIONS OF *The Ontario Heritage Act*.

6. GROWTH SHOULD BE COMPATIBLE WITH THE
PROTECTION AND CONSERVATION OF UNIQUE
ECOLOGIC AREAS, WILDLIFE HABITATS,
STREAMS AND WATER SUPPLIES AND OTHER
ENVIRONMENTALLY SENSITIVE AREAS BOTH
INSIDE AND ADJACENT TO URBAN CENTRES.

(Chapter 12)

15. THAT A NO. 7 BE ADDED TO THE "GROWTH
OBJECTIVES" UNDER THE NEW URBAN CENTRES

SECTION TO INDICATE THAT NOTHING CONTAINED IN THESE GROWTH OBJECTIVES WILL PREVENT THE CREATION OF A LOT FOR DEVELOPMENT PURPOSES FROM EXTENDING INTO AN ESCARPMENT NATURAL AREA OR ESCARPMENT PROTECTION AREA PROVIDING THE PROPER REQUIREMENTS CAN BE MET WHICH AMONG OTHER THINGS WOULD NOT ALLOW FOR ANY EXTENSION INTO HAZARD OR UNBUILDABLE LANDS.

(Chapter 12)

16. THAT THE SECTION IN BLUE PRINT UNDER 2.7, ESCARPMENT RECREATION AREAS, BE AMENDED TO INDICATE THE FACT THAT THERE ARE MORE AREAS DESIGNATED AS ESCARPMENT RECREATION AREAS THAN JUST THOSE OF MAJOR EXISTING RECREATIONAL AREAS.

(Chapter 12)

17. THAT OBJECTIVE NO. 4 UNDER ESCARPMENT RECREATION AREAS BE AMENDED BY DELETING ALL THE WORDS AFTER "AREAS" SO THAT NO. 4 WILL READ:

4. TO PROVIDE FOR THE DEVELOPMENT OF NEW SKI CENTRES OR OTHER RECREATIONAL AREAS.

(Chapter 12)

18. THAT OBJECTIVE NO. 5 UNDER ESCARPMENT
RECREATION AREAS BE DELETED.

(THIS FOLLOWS FROM OUR RECOMMENDATION
IN SUBMISSION 489 TO DELETE THE AREA
IN WHICH THE MOUTH OF JORDAN HARBOUR
IS LOCATED.)

(Chapter 12)

19. THAT CRITERIA FOR DESIGNATIONS, NO. 1
AND NO. 2, UNDER ESCARPMENT RECREATION
AREAS BE AMENDED TO INCLUDE THE FACT
THAT MORE THAN ESTABLISHED AREAS ARE
INCLUDED.

(Chapter 12)

20. THAT ALL NAMES OF LOCATIONS AND SPECIFIC
SITES UNDER CRITERIA FOR DESIGNATIONS,
NO. 1 AND NO. 2, IN ESCARPMENT RECREATION
AREAS BE DELETED.

(Chapter 12)

21. THAT CRITERIA NO. 4 UNDER ESCARPMENT
RECREATION BE DELETED.
(THIS FOLLOWS FROM OUR RECOMMENDATION IN
SUBMISSION 489 TO DELETE THE AREA IN
WHICH THE MOUTH OF JORDAN HARBOUR IS
LOCATED.)

(Chapter 12)

22. THAT SUBSECTION NO. 5 UNDER "PERMITTED
USES" IN ESCARPMENT RECREATION AREAS BE
DELETED.

(THIS FOLLOWS FROM OUR RECOMMENDATION
IN SUBMISSION 489 TO DELETE THE AREA
IN WHICH JORDAN HARBOUR IS LOCATED.)

(Chapter 12)

23. THAT THE PARAGRAPH IN BLUE TYPE UNDER
THE MINERAL RESOURCE AREAS SECTION BE
DELETED AND REPLACED WITH THE
FOLLOWING:

MINERAL RESOURCE AREAS INCLUDE EXTRACTION
AREAS AND AREAS OF HIGH PRIORITY MINERAL
RESOURCES. THE DESIGNATED EXTRACTION
AREAS ARE AREAS LICENSED PURSUANT TO
The Pits and Quarries Control Act AND
FOUR AREAS WHICH WERE IN THE PROCESS OF
BEING LICENSED.

(Chapter 12)

24. THAT OBJECTIVES NO. 1 AND NO. 2 UNDER
THE MINERAL RESOURCE AREAS SECTION BE
DELETED AND REPLACED WITH THE FOLLOWING:

1. TO DESIGNATE MINERAL RESOURCE
EXTRACTION AREAS.

2. TO DESIGNATE HIGH PRIORITY MINERAL
RESOURCE AREAS (WHICH IS DONE BY

MEANS OF OVERLAYS WHICH FORM PART
OF THE PLAN).

(Chapter 12)

25. THAT THE SECTION COVERING "EXISTING
LICENSED AREAS" UNDER MINERAL RESOURCE
AREAS BE DELETED.

(Chapter 12)

26. THAT SECTION 2.9, DEVELOPMENT CRITERIA,
BE REMOVED IN ITS ENTIRETY FROM THE
PROPOSED PLAN AND ANY AND ALL REFERENCES
TO SECTION 2.9 IN THE PLAN SHOULD ALSO
BE DELETED.

(Chapter 12)

27. THAT THE HEADING IN BLUE PRINT UNDER
EXISTING USES (SECTION 2.9.1) BE AMENDED
TO READ AS FOLLOWS:

THE OBJECTIVE IS GENERALLY NOT TO
DISRUPT EXISTING USES.

(Chapter 12)

28. THAT NO. 1 UNDER THE HEADING "EXISTING
USES", SECTION 2.9.1, BE DELETED.

(Chapter 12)

29. THAT SECTIONS (a) and (b) UNDER SECTION
1 OF SECTION 2.9.2 BE DELETED.

(Chapter 12)

30. THAT REFERENCE TO THE LAND COMPENSATION BOARD BE DELETED FROM SECTION 2.9.2, DEVELOPMENT ON EXISTING LOTS.
(Chapter 12)

31. THAT THE LENGTH OF TIME IN WHICH THE DECISION TO PURCHASE OR NOT, BE REDUCED TO SIX MONTHS IN SECTION 2.9.2, DEVELOPMENT ON EXISTING LOTS.
(Chapter 12)

32. THAT PART 6 UNDER SECTION 2.9.3, LOT CREATION, BE AMENDED TO READ AS FOLLOWS:

6. IN ESCARPMENT RURAL AREAS AND ESCARPMENT PROTECTION AREAS, NEW LOTS MAY BE CREATED BY A LIMITED NUMBER OF LOW DENSITY RURAL PLANS OF SUBDIVISION OR CONDOMINIUM AS MAY BE PROVIDED FOR IN LOCAL OFFICIAL PLANS.
(Chapter 12)

33. THAT SUBJECT TO THE IMMEDIATELY PRECEDING RECOMMENDATION THE BALANCE OF PART 6 UNDER 2.9.3 BE DELETED.
(Chapter 12)

34. THAT SECTIONS 2.9.4; 2.9.5; and 2.9.6 BE ACCEPTED AS WRITTEN BUT THAT IT BE

MADE CLEAR THAT THESE SECTIONS ARE
INTENDED TO BE FOR ESTABLISHING
GUIDELINES FOR THE PREPARATION OF
ZONING BY-LAWS.

(Chapter 12)

35. THAT ITEM NO. 2 UNDER SECTION 2.9.7,
AGRICULTURE, BE DELETED.

(Chapter 12)

36. THAT A NEW SUBSECTION BE ADDED TO
SECTION 2.9.7, AGRICULTURE, TO PERMIT
THE POSSIBILITY OF A RETIREMENT LOT
FOR A FARMER BEING CREATED SUBJECT TO
THE FOOD LAND GUIDELINES AND TO THE
PROVISIONS OF EXISTING LOCAL OFFICIAL
PLANS.

(Chapter 12)

37. THAT IT BE POINTED OUT AND MADE CLEAR
THAT SECTION 2.9.8 (Heritage) IS
INTENDED TO BE FOR THE PURPOSE OF
ESTABLISHING GUIDELINES FOR THE
PREPARATION OF THE NECESSARY IMPLE-
MENTING ZONING BY-LAWS.

(Chapter 12)

38. THAT PROVISION BE MADE IN SECTION 2.9.9,
FOREST MANAGEMENT, THAT APPROVAL FOR
COMMERCIAL CUTTING WILL NOT BE

UNREASONABLY WITHHELD WHERE IT CAN
BE SHOWN THAT SUCH CUTTING MEETS WITH
THE STANDARDS SET BY THE MINISTRY OF
NATURAL RESOURCES.

(Chapter 12)

39. THAT SUBSECTION 3 OF SECTION 2.9.9,
FOREST MANAGEMENT, BE AMENDED TO READ
AS FOLLOWS:

3. ALL PUBLIC AUTHORITIES SHALL SUBMIT
DETAILS OF TREE CUTTING PLANS TO
THE MINISTRY OF NATURAL RESOURCES
FOR APPROVAL BEFORE ENTERING INTO
ANY AGREEMENT INVOLVING THE CUTTING
OF TREES.

(Chapter 12)

40. THAT SUBSECTION 6 OF SECTION 2.9.9,
FOREST MANAGEMENT, BE DELETED.

(Chapter 12)

41. THAT SECTION 2.9.10, TRANSPORTATION
AND UTILITIES, BE ACCEPTED AS
WRITTEN.

(Chapter 12)

42. THAT NO. 4 UNDER 2.9.11, RECREATION,
BE DELETED AND REPLACED WITH A NEW
NO. 4 AND A NO. 5 BE ADDED BOTH TO

READ AS FOLLOWS:

4. SNOWMOBILE AND OTHER MOTORIZED

VEHICLE TRAILS WILL NOT BE PERMITTED
IN THE ESCARPMENT NATURAL DESIGNA-
TION, ESCARPMENT RECREATION AREAS
OR ON THE ESCARPMENT SLOPES IN URBAN
CENTRE AREAS.

5. IN THE REMAINING DESIGNATIONS,

SNOWMOBILE AND OTHER MOTORIZED
VEHICLE TRAILS WILL BE DESIGNED
AND LOCATED SO AS NOT TO ADVERSELY
AFFECT ADJOINING PRIVATE LANDOWNERS
AND THE ENVIRONMENT. DEER WINTERING
YARDS AND OTHER IMPORTANT ECOLOGICAL
AREAS AND NATURE RESERVE ZONES IN
PARKS SHALL BE AVOIDED.

(Chapter 12)

43. THAT SECTION 2.9.12, ESCARPMENT RECREATION
AREAS, BE ACCEPTED AS WRITTEN.

(Chapter 12)

44. THAT SECTION 2.9.13, MINERAL RESOURCES,
BE ACCEPTED AS WRITTEN.

(Chapter 12)

45. THAT SECTION 2.10, IMPLEMENTATION OF
LAND USE POLICIES, BE REMOVED FROM THE
PLAN.

(Chapter 12)

46. THAT SECTION 2.10.1, RELATIONSHIP TO
LOCAL OFFICIAL PLANS, BE REMOVED FROM
THE PLAN.

(Chapter 12)

47. THAT SECTION 2.10.2, LAND USE CONTROL -
IMPLEMENTATION, BE AMENDED TO CONFORM
WITH OUR RECOMMENDATION THAT THE PLAN
BE IMPLEMENTED BY LOCAL ZONING BY-LAWS.

(Chapter 12)

48. THAT SECTION 2.10.3, AMENDMENTS TO THE
NIAGARA ESCARPMENT PLAN, BE DELETED.

(Chapter 12)

49. THAT SECTION 2.10.4, REVIEW OF THE
NIAGARA ESCARPMENT PLAN, BE DELETED.

(Chapter 12)

NOTE: Recommendations No. 8 to No. 49
inclusive will result in the necessity
of renumbering the various sections.

50. THAT IN SECTION 3.2, THE NIAGARA
ESCARPMENT PARKS SYSTEM, THE NIAGARA
PARKS COMMISSION BE RECOGNIZED AS ONE
OF THE OWNERS OF LAND IN THE NIAGARA
ESCARPMENT PARKS SYSTEM.

(Chapter 13)

51. THAT REFERENCE TO THE "ONTARIO PARKS
PLANNING AND MANAGEMENT POLICIES" BE
DELETED FROM SECTION 3.2.1, OBJECTIVES.

(Chapter 13)

52. THAT SECTION 3.2.2, ORGANIZATION, BE
AMENDED AS FOLLOWS:

THAT THE FIRST SENTENCE OF THIS SECTION
BE DELETED.

THAT THIS SECTION EXPLAIN CLEARLY THAT
THE NIAGARA ESCARPMENT PARKS SYSTEM
WILL CONSIST OF PARKS MANAGED BY TEN
DIFFERENT AGENCIES: EIGHT CONSERVATION
AUTHORITIES, THE NIAGARA PARKS COMMISSION,
AND THE MINISTRY OF NATURAL RESOURCES,
TIED TOGETHER BY A COMMON SET OF
OBJECTIVES AND AN OVERALL SET OF POLICIES
AND GUIDELINES WHICH ARE AGREED TO BY ALL
AGENCIES INVOLVED.

THAT THE ADMINISTRATION OF THE NIAGARA
ESCARPMENT PARKS SYSTEM AND THE DETAILS
OF ITS SET-UP WILL BE THE SUBJECT OF
DISCUSSION BETWEEN THE NIAGARA ESCARPMENT
COMMISSION, MINISTRY OF NATURAL RESOURCES,
THE CONSERVATION AUTHORITIES, AND
NIAGARA PARKS COMMISSION, PRIOR TO THE

PREPARATION OF THE FINAL PLAN.

(Chapter 13)

53. *THAT SECTION 3.2.3, PARK CLASSIFICATION, BE DELETED AND REPLACED WITH A STATEMENT TO THE EFFECT THAT A SYSTEM OF PARK CLASSIFICATION WILL BE ESTABLISHED BY CONSULTATION AND AGREEMENT BETWEEN ALL THE PUBLIC PARK AUTHORITIES CONCERNED.*

(Chapter 13)

54. *THAT THE NECESSARY REVISIONS BE MADE TO SECTION 3.2.4, GUIDELINES FOR PARK MASTER PLANS) IN THE LIGHT OF OUR RECOMMENDATIONS FOR SECTIONS 3.2; 3.2.1; 3.2.2 and 3.2.3.*

(Chapter 13)

55. *THAT SECTION 3.2.4 BE FURTHER AMENDED AS FOLLOWS:*

- 1. THAT GUIDELINE NO. 1 BE DELETED.*
- 2. THAT GUIDELINE NO. 2 BE DELETED AND REPLACED WITH:*

PARK MASTER PLANS SHOULD SUPERCEDE LAND USE DESIGNATIONS OF THIS PLAN WHEREVER A CONFLICT APPEARS.
- 3. THAT THIS SECTION BE AMENDED TO*

PROVIDE THAT APPROVED EXISTING
MASTER PLANS BE ACCEPTED IN THE
INITIAL STAGES.

(Chapter 13)

56. THAT SECTION 3.3, THE BRUCE TRAIL, BE
ACCEPTED AS WRITTEN.

(Chapter 13)

57. THAT SECTION 3.4, FUTURE ACQUISITION,
BE AMENDED TO PROVIDE FOR A DEFINITE
PROGRAMME FOR THE TIMING OF ACQUISITION
OF THOSE LANDS WHICH WILL BE DESIGNATED
IN THE PLAN AS FINALLY APPROVED AND
ONLY AFTER THE AFFECTED OWNERS HAVE
BEEN SO ADVISED.

(Chapter 13)

58. THAT SECTION 3.5, ROLE OF THE MINISTRY
OF NATURAL RESOURCES, BE ACCEPTED AS
WRITTEN.

(Chapter 13)

59. THAT SECTION 3.6, METHODS OF LAND
ACQUISITION, BE DELETED.

(Chapter 13)

60. THAT SECTIONS 4.1; 4.1.1; 4.1.2; 4.1.3;
4.1.4; 4.1.5; 4.1.6; 4.1.7; 4.1.8 and
4.1.9 BE DELETED.

(Chapter 14)

61. THAT THE NIAGARA ESCARPMENT COMMISSION,
IF IT SO WISHES, MAY INCLUDE THE BALANCE
OF PART 4 (NOT DEALT WITH IN THE
IMMEDIATELY PRECEDING RECOMMENDATION)
AS AN APPENDIX TO THE PLAN.

(Chapter 14)

62. THAT PART 6 OF THE PROPOSED PLAN (WHICH
WE HAVE HERETOFORE RECOMMENDED BECOME
PART 1) BE AMENDED BY THE DELETION OF
THE DEFINITION OF A "VIABLE FARM UNIT".

(Chapter 16)

63. THAT THE OWNERSHIP OF LAKE GIBSON BE
REVIEWED BEFORE THE PLAN IS FINALIZED.

(Submission No. 41)

IN ADDITION TO THESE GENERAL RECOMMENDATIONS
THERE ARE SPECIFIC RECOMMENDATIONS CONTAINED IN
THE FOLLOWING SUBMISSIONS:

Regional Municipality of Niagara

489, 490, 491, 493, 494, 495, 518, 541,
557, 599 and 603.

Regional Municipality of Hamilton-Wentworth

76, 78, 81, 82, 94, 107, 108, 110, 111,
112, 113, 114, 115, 116, 605, 606, and
675.

Regional Municipality of Halton

327, 349, 353, 368, 653, 669, 672, 673
and 674.

Regional Municipality of Peel

228 and 229.

County of Dufferin

250, 252, 258, 263, 264, 266, 267, 268,
270, 273, 309, 316, 318, 320, 324, 325,
699 and 704.

County of Simcoe

475.

County of Grey

405, 406, 407, 413, 414, 430, 438, 446,
467 and 472.

County of Bruce

373 and 375.

APPENDICES



Ontario

Niagara
Escarpment
Commission

416/877-5191

232 Guelph Street
Georgetown, Ontario
L7G 4B1

The Niagara Escarpment Planning and Development Act,
S.O. 1973, c. 52 as amended.

IN THE MATTER OF:

Hearings in respect of the Proposed Plan for the
Niagara Escarpment.

Pursuant to section 10 of The Niagara Escarpment Planning and Development Act, S.O. 1973, C. 52, as amended, I hereby appoint Armour L. McCrae as chief hearing officer together with Walter T. Shrives and M. Dean Henderson as hearing officers, for the purpose of conducting one or more hearings, as the Minister may determine, within the Niagara Escarpment Planning Area or in the general proximity thereof for the purpose of receiving representations respecting the contents of the Proposed Plan for the Niagara Escarpment, and, not more than 3 months after the conclusion of the last hearing held, to report to the Niagara Escarpment Commission a summary of the representations made together with a report stating whether the Proposed Plan be accepted, rejected or modified, giving reasons therefor, and shall at the same time furnish the Minister with a copy of the report or reports for which a hearing or hearings was held.

(original signed by Ivor McMullin)

Ivor McMullin
Chairman
Niagara Escarpment Commission

Dated at Georgetown
this 17th day of
January, 1980



Ontario

Niagara
Escarpment
Commission

416/877-5191

232 Guelph Street
Georgetown, Ontario
L7G 4B1

C E R T I F I C A T I O N

This is certified to be a true resolution passed by the Niagara
Escarpment Commission at Meeting M203/1-80 on Thursday, January 17,
1980:

IN ACCORDANCE WITH SECTION 10 OF THE
NIAGARA ESCARPMENT PLANNING AND
DEVELOPMENT ACT, THE NIAGARA ESCARPMENT
COMMISSION APPOINTS MESSRS. ARMOUR L.
McCRAE, M. DEAN HENDERSON AND WALTER
T. SHRIVES AS HEARING OFFICERS FOR THE
PURPOSE OF CONDUCTING ONE OR MORE HEARINGS
WITHIN THE NIAGARA ESCARPMENT PLANNING AREA
OR IN THE GENERAL PROXIMITY THEREOF FOR THE
PURPOSE OF RECEIVING REPRESENTATIONS
RESPECTING CONTENTS OF THE PROPOSED PLAN
FOR THE NIAGARA ESCARPMENT. AT THE
CONCLUSION OF THE HEARINGS, THE HEARING
OFFICERS ARE TO REPORT TO THE COMMISSION
WITH A COPY TO THE MINISTER IN ACCORDANCE
WITH THE ACT.

(original signed by Ivor McMullin)

Ivor McMullin, Chairman
Niagara Escarpment Commission

Dated 17 January 1980
Georgetown, Ontario

NIAGARA ESCARPMENT PROPOSED PLAN HEARING

TAKE NOTICE

THAT any person desiring to make representations respecting the contents of The Proposed Plan for the Niagara Escarpment for any part of the Niagara Escarpment area covered by the Proposed Plan may file with the Administrator notice in writing to that effect, including in such notice the full name, address, and telephone number of such person or complete and return the form below not later than March 10th, 1980.

Notice of Hearing

TAKE NOTICE that the public hearing concerning The Proposed Plan for the Niagara Escarpment as provided by section 10 of The Niagara Escarpment Planning and Development Act, 1973, will commence on

Monday, the 14th day of April, 1980 at 10:00 a.m. in the forenoon at MARRITT HALL,
Ancaster Fair Grounds, Highway 53 at Southcote Road, ANCASTER, ONTARIO.

It is intended that in Phase I of the hearing at Ancaster, a general presentation of the Proposed Plan as a whole will be made by the Niagara Escarpment Commission. In Phase I of the hearing, only presentations on general issues concerning the Proposed Plan as a whole will be heard by the hearing officers. This will be followed by Phase II, a specific section dealing with that part of the Proposed Plan within the Regional Municipality of Hamilton-Wentworth.

A second Phase I hearing will be held in or near the City of Owen Sound at which time a general presentation of the Proposed Plan as a whole will be made by the Niagara Escarpment Commission. At this hearing, only presentations on general issues concerning the Proposed Plan as a whole will be heard by the hearing officers.

Subsequent Phase II hearings will deal with issues in specific sectors (counties or regions) of the area covered by the Proposed Plan and will be held at several locations.

It is expected that these hearings will be held in or near the areas of Lion's Head (to receive representations on the area of Bruce County within the Proposed Plan), Rocklyn (Grey County), Duntroon (Simcoe County), Orangeville (Dufferin County).

Caledon East (Regional Municipality of Peel), Georgetown (Regional Municipality of Halton), and St. Catharines (Regional Municipality of Niagara).

Notice of these times and places will be published in advance of such hearings and will be mailed to persons who have indicated their intention to make representations or submit questions concerning the Proposed Plan.

Any person may make representations concerning the Proposed Plan at this hearing. In order to assist all parties in scheduling their participation at the hearings, persons desiring to make representations or submit questions concerning the plan are encouraged to provide a written copy of their submission, or provide a brief statement of their interest in the Proposed Plan, indicating whether or not such person will be represented by legal counsel and whether such person wishes to call witnesses at the hearing.

If you wish further information, you are invited to contact the Administrator, Niagara Escarpment Proposed Plan Hearing, Box No. 7, Macdonald Block, Queen's Park, Toronto, Ontario, M7A 1N3. Telephone: (416) 877-0153 Temporary Telephone: (416) 877-5195

If you are interested in participating in the hearing, please complete this form and mail to:

Administrator
Niagara Escarpment Proposed Plan Hearing
Box 7, Macdonald Block
Queen's Park
Toronto, Ontario M7A 1N3

NAME: _____ (please print)

ADDRESS _____

HOME TELEPHONE NO. _____ BUSINESS TELEPHONE NO. _____

I am interested in participating at the hearing dealing with general issues only covering the whole area of the Proposed Plan to be held in (mark only one).....
☐ Ancaster
☐ Owen Sound

I am interested in participating at the hearings dealing with issues relating to a specific area covered by the Proposed Plan at one of the sector hearings.
☐ Yes
☐ No

State county, region and local municipality you are interested in _____



Ontario

Niagara
Escarpment
Proposed Plan
Hearing

Dated at Toronto this
7th day of February, 1980.

A. L. McCrae
Chief Hearing Officer

W. T. Shrivess
Hearing Officer

M. D. Henderson
Hearing Officer

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Ontario

Niagara Escarpment Proposed Plan Hearing

APPENDIX (D)

A. L. McCrae, Chief Hearing Officer
W. T. Shrives, Hearing Officer
M. D. Henderson, Hearing Officer

Walter W. Gowing
Administrator

"NOTICE OF HEARING" ADVERTISEMENTS

PUBLISHED IN NEWSPAPERS

A total of 120 advertisements of "Notice of Hearing" were published in 39 newspapers. Also included in the Appendix are sample copies of advertisements which appeared in the following newspapers:

Acton Free Press
Ancaster News Journal
Bolton Enterprise
Brampton Daily Times
Burlington Gazette
Burlington Post
Caledon Citizen
Collingwood Enterprise - Bulletin
Collingwood Times
Creemore Star
Dundalk Herald
Dundas and Ancaster Recorder
Dundas Star Journal
Fonthill Herald
Georgetown Herald
Georgetown Independent

Grimsby Independent
Guelph Daily Mercury
Hamilton Spectator
Kitchener-Waterloo Record
Lincoln Post Express
Markdale Standard
Meaford Express
Milton Canadian Champion
Niagara Falls Review
Niagara-on-the-Lake Advance
Orangeville Banner
Orangeville Citizen
Owen Sound Sun-Times
St. Catharines Standard
Shelburne Free Press and Economist
Staynor Sun
Thornbury Review Herald
Thornbury Valley Courier
Thorold News
Toronto Globe and Mail
Toronto Star
Warton Echo
Wingham Advance Times

The Proposed Plan for the Niagara Escarpment

Phase I

Notice of Hearing

TAKE NOTICE that the public hearing concerning The Proposed Plan for the Niagara Escarpment as provided by section 10 of The Niagara Escarpment Planning and Development Act, 1973, will commence in Owen Sound on

**Tuesday, the 12th day of August, 1980 at 9:30 a.m. in the forenoon at the
GEORGIAN COLLEGE OF APPLIED ARTS AND TECHNOLOGY,
1150-8th Street East, Owen Sound, Ontario**

It is intended that in Phase I of the hearing at Owen Sound, a general presentation of the Proposed Plan as a whole will be made by the Niagara Escarpment Commission. The Commission or its representatives may be questioned following this presentation.

In Phase I of the hearing, only presentations on general issues concerning the Proposed Plan as a whole will be heard by the hearing officers.

Any person may make representations concerning the Proposed Plan at this hearing. In order to assist all parties in scheduling their participation at the hearings, persons desiring to make representations or submit questions concerning the plan are encouraged to provide a written copy of their submission, or provide a brief statement of their interest in the Proposed Plan, indicating whether

or not such person will be represented by legal counsel and whether such person wishes to call witnesses at the hearing.

Subsequent Phase II hearings will deal with issues in specific sectors (counties or regions) of the area covered by the Proposed Plan and will be held at several locations.

Notice of these times and places will be published in advance of such hearings and will be mailed to persons who have indicated their intention to make representations or submit questions concerning the Proposed Plan at Phase II hearings.

If you wish further information, you are invited to contact the Administrator, Niagara Escarpment Proposed Plan Hearing, Box No. 7, Macdonald Block, Queen's Park, Toronto, Ontario, M7A 1N3. Telephone: (416) 877-0153.

If you are interested in participating in the hearing, please complete this form and mail to:

Administrator
Niagara Escarpment Proposed Plan Hearing
Box 7, Macdonald Block
Queen's Park
Toronto, Ontario M7A 1N3

NAME: _____ (please print)

ADDRESS: _____

HOME TELEPHONE NO. _____ BUSINESS TELEPHONE NO. _____

Yes, I am interested in participating at the Owen Sound hearing dealing with general issues covering the whole area of the Proposed Plan. I request the following amount of time to make my presentation: _____



Niagara
Escarpment
Proposed Plan
Hearing

Dated at Toronto this
7th day of July, 1980

A. L. McCrae
Chief Hearing Officer

W. T. Shrives
Hearing Officer

M. D. Henderson
Hearing Officer

(Image Size: 76% of Original)

The Proposed Plan for the Niagara Escarpment

Phase II - Region of Niagara

Notice of Hearing

TAKE NOTICE that the Phase II public hearing on The Proposed Plan for the Niagara Escarpment as provided by Section 10 of The Niagara Escarpment Planning and Development Act 1973, for that area of the Proposed Plan that is within the Region of Niagara will commence on

**Tuesday, the 15th day of December, 1981 at 9:30 a.m. in the forenoon
at the HOLIDAY INN
2 North Service Road (Lake St. at Q.E.W.)
ST. CATHARINES, Ontario**

It is intended that at the commencement of the Phase II - Region of Niagara Sector Hearing, the Niagara Escarpment Commission and/or any person appointed by the Commission shall present the Proposed Plan as it relates to lands within the Region of Niagara. The Commission or its representatives may be questioned following this presentation by anyone present at the hearing.

The public is invited to make presentations concerning the Proposed Plan at this hearing on that area of the Proposed Plan that is within the

Region of Niagara and/or specific properties therein.

In order to assist all parties in scheduling their participation at the hearing, persons desiring to make representations are encouraged to inform the hearing Administrator immediately of their intention.

If you wish further information, you are invited to contact the Administrator, Niagara Escarpment Proposed Plan Hearing, Box No. 7, Macdonald Block, Queen's Park, Toronto, Ontario, M7A 1N3. Telephone: (416) 877-0153.

If you are interested in participating in the hearing, please complete this form and mail to:

Administrator
Niagara Escarpment Proposed Plan Hearing
Box 7, Macdonald Block
Queen's Park
Toronto, Ontario M7A 1N3

NAME: _____

ADDRESS: _____

HOME TELEPHONE NO. _____ BUSINESS TELEPHONE NO. _____

Yes, I am interested in participating at the Phase II - Region of Niagara Sector Hearing dealing with issues and/or specific properties within the area of the Region of Niagara covered by the Proposed Plan for the Niagara Escarpment. I request the following amount of time to make my presentation _____



Ontario

Niagara
Escarpment
Proposed Plan
Hearing

Dated at Toronto this
10th day of November, 1981

A. L. McCrae
Chief Hearing Officer

W. T. Shives
Hearing Officer

M. D. Henderson
Hearing Officer

(Image Size: 76% of Original)

Notice of Hearing

on the

Proposed Plan for the Niagara Escarpment

Supplemental Hearing for the Regions of

Hamilton-Wentworth and Halton

TAKE NOTICE that the PHASE II supplemental public hearing on The Proposed Plan for the Niagara Escarpment as provided by Section 10 of The Niagara Escarpment Planning and Development Act 1973, for that area of the Proposed Plan that is within the Regional Municipality of Hamilton-Wentworth and the Regional Municipality of Halton will commence on

Wednesday, the 7th day of April, 1982 at 10:00 a.m. in the forenoon

at the HOLIDAY INN

3063 South Service Road

BURLINGTON, Ontario

Take Notice that only applications previously received and not heard during the regular PHASE II hearings will be heard at the Supplemental hearings. New applications cannot be accepted.

If you wish further information, you are invited to contact the Administrator, Niagara Escarpment Proposed Plan Hearing, Box No. 7, Macdonald Block, Queen's Park, Toronto, Ontario, M7A 1N3. Telephone: (416) 877-0153.



Ontario

Niagara
Escarpment
Proposed Plan
Hearing

Dated at Toronto this
17th day of March, 1982

A. L. McCrae
Chief Hearing Officer

W. T. Shrives
Hearing Officer

M. D. Henderson
Hearing Officer

(Image Size: 100% of Original)



Ontario

Niagara Escarpment Proposed Plan Hearing

A. L. McCrae, Chief Hearing Officer
W. T. Shrives, Hearing Officer
M. D. Henderson, Hearing Officer

Walter W. Gowing
Administrator

RULES OF PROCEDURE

The following Rules of Procedure are established for the conduct of the hearing, pursuant to Section 10 (5) of The Niagara Escarpment Planning and Development Act, 1973.

1. Representations made concerning The Proposed Plan for the Niagara Escarpment at the hearing may be made orally or in writing and will not be made under oath or affirmation.
2. Representations and documents submitted to the hearing officers may be received at their discretion provided they are relevant to the subject matter of the hearing.
3. Representations may be made in person, but if persons wish to retain counsel or agents to represent them, they may do so.
4. The initial stage of the hearing will be held at Marritt Hall, Ancaster Fair Grounds, Highway 53 at Southcote Road, Ancaster, Ontario, and will involve the presentation of The Proposed Plan for the Niagara Escarpment by the Niagara Escarpment Commission or its representatives. Questions may then be asked of the Commission's representatives dealing with issues concerning The Proposed Plan for the Niagara Escarpment as a whole, and following this, representations dealing with The Proposed Plan as a whole will be received from any person desiring to do so.
5. Following the procedure to be carried out in Section 4 of these Rules of Procedure, and at the same location, representations dealing with the specific section of The Proposed Plan within the Regional Municipality of Hamilton-Wentworth will be received from any person desiring to do so.

6. There will also be a hearing in or near the City of Owen Sound at which time a presentation of The Proposed Plan for the Niagara Escarpment will be made by the Niagara Escarpment Commission or its representatives. Questions may then be asked of the Commission's representatives dealing with issues concerning The Proposed Plan for the Niagara Escarpment as a whole, and following this, representations dealing with The Proposed Plan as a whole will be received from any person desiring to do so.
7. Subsequent stages of the hearing will deal with issues in specific sections of the area covered by The Proposed Plan for the Niagara Escarpment and will be held at several locations in the planning area or in the general proximity thereof. Notice of dates, times and places will be published in advance. Notice will also be given to persons who have indicated their intention to make representations or submit questions concerning The Proposed Plan.
8. Members of the public or their representatives and representatives of the Niagara Escarpment Commission may question anyone appearing before the hearing officers on the whole or any part of the Plan.
9. The hearing officers may ask questions of any person appearing before them.
10. At appropriate times, those who presented The Proposed Plan may deliver a summary of their presentation at the discretion of the hearing officers.
11. Any two hearing officers appointed to this hearing may be considered a quorum for the purpose of hearing representations.

March 25, 1980



Ontario

Niagara
Escarpment
Commission

416/877-5191

232 Guelph Street
Georgetown, Ontario
L7G 4B1

NIAGARA ESCARPMENT COMMISSION PRESENTING PANEL

AGENCY

NOMINEE

Niagara Escarpment Commission

Ivor McMullin
G.R.A. Coffin
Cecil Louis
Lee Gosselin
Keith Jordan
Marion Plaunt
Douglas Armstrong
George McKibbin
Ken Whitbread
Jamie Dougall
Gerry Augusta
Carolyn Jones
David Cossette
Emrik Suichies

Niagara Escarpment Commission
Legal Counsel

Stephen Stepinac
Grace Maitland-Carter
David Hunter
Maureen Simpson
Robert Christie
Ernest Boyden

Ministry of Natural Resources

Gordon Rogers
Mahendra Narain
Nancy Tilt
Frederick Johnston
Tom Beechey
Robert Davidson
Andrew Cherry
Edward Borczon
Peter Rumble

Ministry of the Environment

Ulo Sibul

Ministry of Culture and Recreation

John Weiler
Peter Carruthers

Credit Valley Conservation Authority

John Cottrill

Regional Municipality of Halton

Paul Attack

Hamilton Region Conservation Authority

Ben Vanderbrug

Ministry of Government Services

D.E. O'Connor
Richard S. Roberts
R. Hughes
Gordon Andrew



Ontario

Niagara Escarpment Proposed Plan Hearing

A. L. McCrae, Chief Hearing Officer
W. T. Shrives, Hearing Officer
M. D. Henderson, Hearing Officer

Walter W. Gowing
Administrator

HEARING LOCATIONS

Marriott Hall, Ancaster Fair Grounds,
Highway 53 at Southcote Road,
ANCASTER, Ontario

Georgian College of Applied Arts and Technology,
1150 - 8th Street East,
OWEN SOUND, Ontario

Christian Education Hall,
St. Andrew's Presbyterian Church,
856 - 1st Avenue West,
OWEN SOUND, Ontario

Council Chambers,
City Hall,
808 - 2nd Avenue East,
OWEN SOUND, Ontario

Owen Sound Public Library,
1st Avenue West,
OWEN SOUND, Ontario

Holiday Inn,
3063 South Service Road,
BURLINGTON, Ontario

Council Chambers,
Municipal Building,
Town of Caledon,
CALEDON EAST, Ontario

Country Bar-B-Q,
Meeting Room,
25 Broadway Avenue East,
ORANGEVILLE, Ontario

Masonic Temple,
560 Claude Street,
WIARTON, Ontario

The Collingwood Highwayman Inn,
First and High Streets,
COLLINGWOOD, Ontario

Holiday Inn,
2 North Service Road,
ST. CATHARINES, Ontario

APPENDIX (H)
LIST OF EXHIBITS

LIST OF EXHIBITS

Niagara Escarpment Proposed Plan Hearing

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
1 - G 200 NEC		<ul style="list-style-type: none"> . Niagara Escarpment Planning Area . Planning Area and Amendments . Development Control Area and Amendments <p>Ontario Regulations:</p> <ul style="list-style-type: none"> 118/74 as amended 383/75 amended 118/74 451/75 as amended 453/75 as amended
2 - G 200 NEC		The Proposed Plan for the Niagara Escarpment, November, 1979 including 9 maps plus 4 reference maps
3 - G 200 NEC		<p>The <i>Niagara Escarpment Planning and Development Act</i>, 1973</p> <p>Statutes of Ontario, 1973</p> <p>Chapter 52, as amended by:</p> <ul style="list-style-type: none"> 1974, Chapter 52 1975, Chapter 68 and 1976, Chapter 35 (May, 1976)
4 - G 200 NEC		Rules of Procedure for the Niagara Escarpment Proposed Plan Hearing, March 25, 1980
5 - G 200 NEC		<p>The <i>Niagara Escarpment Planning and Development Act</i>, S.O. 1973, C. 52 as amended:</p> <ol style="list-style-type: none"> 1. Appointment of Armour L. McCrae as Chief Hearing Officer and Walter T. Shrives and M. Dean Henderson as hearing officers, dated January 17, 1980 2. Certification of motion made at the Commission meeting (M203/1-80) on Thursday,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
5 - <u>continued</u>		January 17, 1980 re appointment of hearing officers
6 - G 200 NEC		<ol style="list-style-type: none"> 1. Supplement to the Niagara Escarpment Commission's Presenting Panel - Staff of Ministry of Natural Resources 2. Supplement to Niagara Escarpment Commission's Presenting Panel: Niagara Escarpment Commission Niagara Escarpment Commission's Legal Counsel Ministry of Natural Resources Ministry of the Environment Credit Valley Conservation Authority Regional Municipality of Halton Regional Municipality of Hamilton-Wentworth (Hamilton Region Conservation Authority) Ministry of Government Services Niagara Escarpment Commission's Consultant (E. Suichies)
7 - G 200 NEC		<p>Niagara Escarpment Proposed Plan Phase I Hearing Ancaster Presentation</p> <ol style="list-style-type: none"> 4. Text Errors
8 - G 200 NEC		Development Planning in Ontario: The Niagara Escarpment Ministry of Treasury, Economics and Inter- governmental Affairs, June 1973
9 - G 200 NEC		<ol style="list-style-type: none"> 1. An Introduction to: The Niagara Escarpment Regional and County Advisory Committee and The Niagara Escarpment Interest Groups Advisory Committee 2. Advisory Committee Members Interest Groups Advisory Committee
10 - G 200 NEC		Preliminary Proposals, December 1977 Niagara Escarpment Commission (2 copies)
11 - G 200 NEC		Niagara Escarpment Commission News, Winter 1978

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
12 - G 200 NEC		<p>Niagara Escarpment Commission News Releases</p> <ol style="list-style-type: none"> 1. November 22, 1979 - Niagara Escarpment Commission Unveils Escarpment Plan 2. November 22, 1979 - Niagara Escarpment Commission Announces Information Workshops 3. November 22, 1979 - Parks System Proposed for Escarpment 4. November 22, 1979 - Modifications to Development Control Proposed by Niagara Escarpment Commission 5. November 22, 1979 - Niagara Escarpment Commission Supports Use of Food Land Guidelines by Municipalities 6. November 22, 1979 - Niagara Escarpment Commission Proposes Limits to Escarpment Aggregate Extraction
13 - G 200 NEC		<p>Cuesta, Niagara Escarpment Commission's Publication</p> <ol style="list-style-type: none"> 1. June, 1974 - Volume 1, No.1 2. Spring, 1977 3. Spring, 1979 4. Spring, 1980 (including map "Ontario's Niagara Escarpment")
14 - G 200 NEC		<p>Niagara Escarpment Commission's Publications</p> <ol style="list-style-type: none"> 1. Geology the Niagara Escarpment, Spring, 1979 2. Insight: Development Control, Spring 1979 3. Goal and Objectives Development Control The Provincial Plan, Spring 1979
15 - G 200 NEC		<ol style="list-style-type: none"> 1. Significant Natural Areas Along The Niagara Escarpment, 1976 (Park Planning Branch, Division of Parks, Ontario, Ministry of Natural Resources) 2. Earth Science Candidate Nature Reserves In The Niagara Escarpment Planning Area (Ontario Ministry of

Exhibit
Number

Submission
Number

Exhibit

15 - continued

Natural Resources, Division of
Parks Systems Planning Section,
Park Planning Branch)

3. Fisheries Resources of the
Niagara Escarpment Planning
Area (Ministry of Natural
Resources)
4. Provincial Parks in the Niagara
Escarpment Planning Area: A
Future Perspective (Ministry of
Natural Resources)
5. Conservation Authorities in the
Niagara Escarpment Planning
Area (Ministry of Natural
Resources)
6. Ministry of Natural Resources in
the Niagara Escarpment Planning
Area: A Summary Report (Ministry
of Natural Resources)
7. The Land Acquisition Program of
the Ministry of Natural Resources
and Conservation Authorities in
the Niagara Escarpment Planning
Area, February 1977 (Ministry of
Natural Resources)
8. Hazard Lands in the Niagara
Escarpment Planning Area (Ministry
of Natural Resources)
9. Forestry in the Niagara Escarpment
Planning Area (Ministry of
Natural Resources)
10. Wildlife in the Niagara Escarpment
Planning Area (Ministry of
Natural Resources)
11. Industrial Mineral Resources
Inventory of the Niagara
Escarpment Planning Area (Ministry
of Natural Resources)

16 - G 200 NEC

Economic Analysis of Provincial Land
Use Policies in Ontario (M.W.
Frankena, D.T. Scheffman - Ontario
Economic Council)

17 - G 200 NEC

An Archaeological Transect Through
Ontario, 1976 (Ministry of Culture
and Recreation)

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
18 - G 200 NEC		Volume 1 - The Niagara Escarpment Heritage Resource Study, October, 1978 (Ministry of Culture and Recreation)
19 - G 200 NEC		Volume 2 - The Niagara Escarpment Heritage Resource Study, October, 1978 (Ministry of Culture and Recreation)
20 - G 200 NEC		<ol style="list-style-type: none"> 1. The Regional Municipality of Halton - Halton Environmentally Sensitive Areas Study 2. The Regional Plan, Regional Municipality of Halton adopted, September 6, 1978 - certified copy
21 - G 200 NEC		Environmentally Sensitive Area Study Regional Municipality of Halton Ecological and Environmental Advisory Committee, September 1978
22 - G 200 NEC		Credit River Watershed, Environmentally Significant Areas June, 1979. Prepared by Ecologists Limited for the Credit Valley Conservation Authority
23 - G 200 NEC		Hamilton-Wentworth Regional Environmentally Sensitive Areas Study, July 1976. Prepared by Ecologists Limited
24 - G 200 NEC		The Niagara Escarpment Plan Background Studies: Geology and Geomorphology, July 1975 (Niagara Escarpment Commission)
25 - G 200 NEC		Land Use/Land Fragmentation Study, December, 1978 (Niagara Escarpment Commission: J. Besz, G. Augusta and C. Jones)
26 - G 200 NEC		Landscape Evaluation Study Niagara Escarpment Planning Area, April 1976 (Southwestern Region and Land Use Co-ordination Branch of the Ministry of Natural Resources and

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
26 - <u>continued</u>		the Niagara Escarpment Commission).
27 - G 200 NEC		Escarpment Acquisition Report, October 1979 a) Map 1 - Regional Municipality of Niagara b) Map 2 - Regional Municipality of Hamilton-Wentworth c) Map 3 - Regional Municipality of Halton d) Map 4 - County of Dufferin and Regional Municipality of Peel e) Map 5 - County of Simcoe and County of Dufferin f) Map 6 - County of Grey (West) g) Map 7 - County of Grey (East) h) Map 8 - County of Bruce (South) i) Map 9 - County of Bruce (North)
28 - G 200 NEC		Qualifications Emrik H. Suichies
29 - G 200 NEC		Curricula Vitae of the Niagara Escarpment Commission's Presenting Panel: a) Cecil Louis b) Lee Gosselin c) Marion Plaunt d) Douglas Armstrong e) George McKibbin f) Kenneth Whitbread g) James E. Dougall h) Gerald R. Augusta i) Carolyn M. Jones j) Keith C. Jordan
30 - G 200 NEC		Niagara Escarpment Proposed Plan Phase I Hearing Presentation - Ancaster 1. Chairman's Opening Remarks 2. Niagara Escarpment Commission's Presenting Panel 3. Niagara Escarpment Proposed Plan Phase I Hearing Presentation - Ancaster 4. Text Errors 4. Niagara Escarpment Proposed Plan

Exhibit
Number

Submission
Number

Exhibit

30 - continued

- Hearing Presentation - Ancaster
Historical Background
5. Niagara Escarpment Proposed Plan
Hearing Presentation - Ancaster
and Owen Sound
 6. Niagara Escarpment
Commission's Public Information
Program
 6. 7. Preparation of the Proposed
Plan
 7. Ministry of Natural Resources
(A Summary of Technical Reports)
Introductory Comments on
Technical Reports prepared for
the Niagara Escarpment Planning
Area, April 11, 1980
 8. Ministry of Culture and
Recreation Presentation on
Cultural Heritage of the Niagara
Escarpment
 9. Ministry of the Environment
Groundwater Resources in the
Niagara Escarpment Planning Area,
March 31, 1980
 10. Regional Municipality of Halton
Halton Environmentally Sensitive
Areas Study, March 31, 1980
(Paul Attack)
 11. Credit Valley Conservation
Authority Environmentally
Significant Area Study, April
1980 (File No. P.40.10)
 12. Background Information on the
Environmentally Sensitive Areas
Study for the Regional
Municipality of Hamilton-
Wentworth
 13. 10.1 Geology and Geomorphology of
the Niagara Escarpment Area
 14. 10.2 Land Fragmentation - Land
Use
 15. 10.3 Official Plans, March 1980
 16. 10.4 Landscape Evaluation Study
 17. 10.5 Environmental Analysis
 18. 11. Designation Criteria and
Policies
 19. 12. Designation Criteria and
Policies
 20. 13. Mineral Resource Areas

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
30 - <u>continued</u>		<p>21. Mineral Resource Areas - paragraph to be included in the Niagara Escarpment Commission's presentation on Mineral Resource Areas</p> <p>22. 14. Proposed Niagara Escarpment Parks System</p> <p>23. 16. Administration and Implementation of the Niagara Escarpment Plan</p> <p>24. Niagara Escarpment Commission - General Recommendations</p> <p>25. 17. Precedents for Environmental Planning</p> <p>26. The Proposed Plan for the Niagara Escarpment Some Economic Development Considerations, March 1980 (Emrik H. Suichies, M.C.I.P.)</p> <p>27. Socio-Economic Issues in Preparation of the Proposed Plan</p>
31 - G 200 NEC		<p>Qualifications</p> <p>a) G.K. Rodgers, Ministry of Natural Resources (Central Region)</p> <p>b) T.J. Beechey, Ministry of Natural Resources (Parks Branch)</p>
32 - G 200 NEC		<p>Qualifications</p> <p>a) R.J. Davidson, Ministry of Natural Resources (Parks Branch)</p> <p>b) N. Tilt, Ministry of Natural Resources (Cambridge District)</p>
33 - G 200 NEC		<p>Qualifications</p> <p>a) M. Narain, Ministry of Natural Resources (Central Region)</p> <p>b) R.N. Staley, Ministry of Natural Resources (Central Region)</p>
34 - G 200 NEC		<p>Notice of Motion re hearing officers considering questions and submissions relating to the boundaries of the Niagara Escarpment Proposed Plan by Joseph Curtin, Hearing Agent for the Coalition on the Niagara Escarpment</p>
35 - G 200 NEC		<p>Reid, Ronald A. - affidavit dated</p>

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
35 - <u>continued</u>		April 22, 1980 In the Matter of Section 10 of the <i>Niagara Escarpment Planning and Development Act</i> , 1973
36 - G 200-81 -58	1	Curriculum Vitae - Dr. M.J. Risk
37 - G 200-81 -58	1	Mount Hope, Ontario Map (30M/4e - Edition 3), 1973
38 - G 200-81 -58	1	Dr. M.J. Risk - submission dated May 1, 1980
39 - G 200-81 -58	1	a) Qualifications - Donald May, M.C.I.P. b) Donald May & Associates Ltd., Ancaster - submission dated May 1, 1980, K. Martin and R. Banting
40 - G 200-1	12	Federation of Ontario Naturalists 1979 Annual Report and Program for 1980
41 - G 200-1	12	Federation of Ontario Naturalists Submission to the Niagara Escarpment Commission regarding the Preliminary Proposals - September 1, 1978
42 - G 200-1	12	Federation of Ontario Naturalists Submission to the Niagara Escarpment Interest Groups Advisory Committee - May 29, 1979
43 - G 200-7	21	1. Grey-Bruce Map (Blue Water Country), 1976 2. Grey-Bruce Map, 1961
44 - G 200-7	21	Bruce Trail Association Submission - May, 1978
45 - G 200-7	21	Bruce Trail Association A Handbook for Group Hiking on the Bruce Trail, June 1980
46 - G 200-7	21	Bruce Trail Guide Book, 11th Edition, 1978

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
47 - G 200-38	31	Town of Lincoln Certified Copy of Planning Committee Minutes adopted January 14, 1980
48 - G 200-38	31	Town of Lincoln Certified Copy of Planning Committee Minutes adopted April 2, 1980
49 - G 200-38	31	Town of Lincoln Official Plan Certified Copy of the Official Plan adopted by Council of the Corporation of the Town of Lincoln, December 6, 1973 - approved by the Ministry of Housing with modifications April 24, 1978
50 - G 200-5	34	Niagara Escarpment Acquisition Proposal Acquisition proposed by Niagara Escarpment Commission: <ul style="list-style-type: none"> . Ministry of Natural Resources . Conservation Areas . Ministry of Natural Resources holdings . Existing Conservation Areas
51 - G 200-35	55	City of Burlington's requested changes re severance policy Section 2.9.3 - 5 Lot Creation Section 2.10.1 of Part 2
52 - 200 NEC		Niagara Escarpment Proposed Plan Phase II Hearing Presentation Regional Municipality of Hamilton- Wentworth (Ancaster) Errata - Niagara Escarpment Proposed Plan Map 2 - Regional Municipality of Hamilton-Wentworth
53 - 200 NEC		Cross-section Dundas Valley (1:12,500) Proposed Plan Designations Overburden-Bedrock
54 - 200 NEC		Cross-section Vinemount Area (1:12,500) Proposed Plan Designations Overburden-Bedrock

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
55 - 200 NEC		Niagara Escarpment Commission - Map 2 Regional Municipality of Hamilton- Wentworth
56 - 200-13	75	Map - Town of Stoney Creek Legend: Stoney Creek Official Plan . Conservation Lands and Open Space Niagara Escarpment Commission . Escarpment Natural Areas
57 - 200-9	76	Map - Part of Official Plan Amendments 276 & 346 City of Hamilton Part of East Mountain Industrial Area . Restricted Industrial . Open Space . Business
58 - 200-2	77	Map - Niagara Escarpment Commission Proposed Plan Map 2 (Hamilton- Wentworth) Appendix A - Land Use Designations and Parks Classifications . Conservation Areas . Private Lands
59 - 200-2	77	Map - Niagara Escarpment Commission Proposed Plan Map 2 (Hamilton- Wentworth) Appendix B - Conservation Areas Boundary Corrections
60 - 200-5	78	Map - Niagara Escarpment Commission Proposed Plan Map 2 Re alteration of boundaries
61 - 200-19	79	Niagara Escarpment Commission's Proposed Plan - Map 2 - indicating area of Dundas Valley
62 - 200-19	79	Dundas Valley - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
63 - 200-19	79	Site Character - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)
64 - 200-19	79	Site Context - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)
65 - 200-19	79	Alternative 1 - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)
66 - 200-19	79	Alternative 2 - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)
67 - 200-19	79	Revised Site Context - Part Lots 1 and 2, Concession 1, Township of Flamborough (April, 1980)
68 - 200-28	82	Niagara Escarpment Commission's Proposed Plan Schedule B Draft Official Plan for the Town of Ancaster
69 - 200-28	82	Blow-up of Draft Official Plan for the Town of Ancaster showing corrections in green hatching
70 - 200-8	83	Notice of Decision dated June 5, 1980 from M.O.H. to Donald J. May re H.O. File H. 79-161 including two maps of the Town of Ancaster (May 1979) to amend Schedule "B" of the O.P. of the Hamilton-Wentworth Planning Area
71 - 200-8	83	Survey of Property, dated August 23, 1979 Plan 62R-4989 (Steiner property)
72 - 200-8	83	Planning Composite of General Area from Tiffany Falls - Highway No. 2
73 - 200-16	84	Draft Plan of Subdivision of all Fenwood Developments Limited lands (57 acres) in Ancaster

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
74 - 200-16	84	Clerk's Certificate - Amendment No. 9 to the Official Plan of the Hamilton-Wentworth Planning Area (covering the Township of Ancaster) prepared 1961
75 - 200-29	85	Sketch Plan of Wright Property, Ancaster, Ontario
76 - 200-17	88	Proposed Plan of Subdivision
77 - 200-22	92	Sketch showing golf course and adjacent lands
78 - 200-22	92	Qualifications and Experience of the Appraiser, Terrance J. Shea
79 - 200-22	92	Aerial Photo re: Glendale Golf Club Limited
80 - 200-21	94	Two resolutions of Flamborough Township regarding presentation re: Niagara Escarpment Proposed Plan Hearing
81 - 200-3	96	Suggested route for horsemen around the urban areas of Hamilton in the Hamilton-Wentworth Region
82 - 200-27	98	Map showing Frank J. Martin's property and surrounding properties
83 - 200-27	98	Letter: Ministry of Agriculture & Food dated July 8, 1977
84 - 200-27	98	Map of pollution samples taken by Ministry of Environment
85 - 200-27	98	Report on Water Pollution survey, eastern part of Town of Stoney Creek and map and covering letter from Ministry of the Environment
86 - 200-28	82	Town of Ancaster's draft official plan and Niagara Escarpment Proposed Plan
87 - 200-28	82	Schedule "B" - map - part of proposed agreement with Ministry of Natural

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
87 - <u>continued</u>		Resources
88 - 200 NEC		54 affidavits of service on property owners of lands proposed for land use designation change
89 - G 700 NEC		IGM24/29-5-79 Minutes Interest Groups Advisory Committee May 29, 1979 - Skyline Hotel, Toronto
90 - G 700-14	216	Brief of Niagara Escarpment Commission Working Papers and Memoranda re Mineral Aggregate Policy
91 - G 700 NEC		Features and Conditions Survey prepared by the Niagara Escarpment Commission dated April, 1975
92 - G 700 NEC		Date provided to C. Leuty by Niagara Escarpment Commission - Agricultural Acreages by County and Region (not dated)
93 - G 700 NEC		Aerial photography 1:50,000 maps 1-9 corresponding with nine maps, each part of the Proposed Plan 1. Regional Municipality of Niagara 2. Regional Municipality of Hamilton- Wentworth 3. Regional Municipality of Halton 4. Regional Municipality of Peel and County of Dufferin (Township of Mono) 5. County of Dufferin (Township of Mulmur) and County of Simcoe 6. County of Grey (East) 7. County of Grey (West) 8. County of Bruce (South) 9. County of Bruce (North)
94 - G 700 NEC		1. Draft Paper dated June 6, 1979 - Natural Areas (A Areas) 2. Draft Paper dated June 6, 1979 - Escarpment Protection Areas (B Areas) 3. Draft Paper dated June 6, 1979 - Buffer Areas (C Areas)

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
94 - <u>continued</u>		4. Draft Paper dated June 6, 1979 - Open Landscape (D Areas) (as amended by the Niagara Escarpment Commission to and including June 1, 1979)
95 - G 700 NEC		Addendum dated July 3, 1980 Re: Interpretation of New Lots Policy of Proposed Plan Presented by M. Plaunt at M217/8-80 Niagara Escarpment Commission Meeting
96 - G 700 NEC		Report and covering letter dated August 31, 1978 from J.K. Reynolds, Deputy Minister, Ministry of Natural Resources re recommendations and comments for consideration in the preparation of the draft plan for the Niagara Escarpment Planning Area
97 - G 700 NEC		<ol style="list-style-type: none"> 1. Mineral Aggregate Policy for Official Plans approved by Dr. J.K. Reynolds, Deputy Minister, Ministry of Natural Resources, dated April 12, 1980 2. Criteria used in selection of high priority mineral resource protection areas (no date) 3. Tables: 1, 2 and 3 High Priority Mineral Resource Protection Areas - November, 1979 <ol style="list-style-type: none"> 4. Production (in tons) from Wayside Permits - November, 1979 5. Projected Mineral Aggregate Outputs - November, 1979 6. Location of Quarries in Proposed Niagara Escarpment Planning Area November, 1979 7. Location of Pits in Proposed Niagara Escarpment Planning Area November, 1979 8. Proposed Niagara Escarpment Planning Area November, 1979 4. Maps: (a) County of Grey (East) - Schedule A (b) County of Grey (West) - Schedule A

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Number

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98 - G 700 NEC

Proposed Niagara Escarpment Planning
Area recommended High Priority
Mineral Resource Protection Areas
(Scale 1:50,000) March, 1980
Ministry of Natural Resources
1. Regional Municipality of
Niagara
2. Regional Municipality of
Hamilton-Wentworth
3. Regional Municipality of Halton
4. Regional Municipality of Peel &
County of Dufferin (Mono
Township)
5. County of Dufferin (Mulmur
Township) and County of Simcoe
6. County of Grey (East)
7. County of Grey (West)
8. County of Bruce (South)
9. County of Bruce (North)

99 - G 700 NEC

Status of Ministry of Natural
Resource's Candidate Nature Reserve
(Life Science) in the Niagara
Escarpment
Commission's Proposed Plan (August
2, 1980) - 2 copies

100 - G 700 NEC

Overlays: Niagara Escarpment
Commission's Proposed Plan
High Priority Mineral Resource
Protection Areas - 1980
Industrial Mineral Resources - 1976
1. Regional Municipality of Niagara
2. Regional Municipality of
Hamilton-Wentworth
3. Regional Municipality of Halton
4. Regional Municipality of Peel
& County of Dufferin (Mono
Township)
5. County of Dufferin (Mulmur
Township) & County of Simcoe
6. County of Grey (East)
7. County of Grey (West)
8. County of Bruce (South)
9. County of Bruce (North)

101 - G 700 NEC

M 217/8-80 Niagara Escarpment
Commission Meeting
Certified extract of Minutes -

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibits</u>
101 - <u>continued</u>		September 4, 1980 - Agenda Item 5 - Proposed Plan - Consent Policies
102 - G 700-14		A Policy for Mineral Aggregate Resource Management in Ontario, dated December, 1976 prepared by the Ontario Mineral Aggregate Working Party
103 - G 700-97	117	A Strategy Plan for the Niagara Escarpment - Within the Corporation of the County of Grey, August 1978 prepared by the Grey County Planning Department
104 - G 700-35	146	Motion by Township of Albemarle Council dated February 4, 1980 (endorses the appeals of property owners within the municipality to have Niagara Escarpment Commission imposed land use designations removed from their properties)
105 - G 700-130	154	Niagara Escarpment Acquisition Proposal as submitted by the Conservation Authorities of Ontario (Chairmans' Committee) indicating: Ministry of Natural Resources, Conservation Areas, Ministry of Natural Resources Holdings, Existing Conservation Areas
106 - G 700-19	161	Curriculum Vitae: Dr. Paul F. J. Eagles
107 - G 700-14		Copy of Telex dated October 3, 1980 sent to the Hon. James Auld, Minister, Ministry of Natural Resources by Blake, Cassels & Graydon, solicitors for the Aggregate Producers Association of Ontario, Standard Industries Ltd. and T.C.G. Materials Limited
108 - G 700-112	163	Curriculum Vitae: Leonard O. Gertler
109 - G 700-49	171	Economic Impact of the South

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
109 - <u>continued</u>		Georgian Bay Ski Resort Industry by J. Bruce Morgan, University of Waterloo (1980)
110 - G 700-49	171	Craigleith-Camperdown Area Secondary Plan Craigleith Village Core Area Concept Plan August, 1979 Prepared by: Knox Martin Kretch Ltd. Bramalea, Ontario
111 - G 700-134	176	Curriculum Vitae: Ian L. McHarg
112 - G 700-126	177	Report No. 1 to Simcoe County Council from the Planning Committee dated March 25, 1980
113 - G 700-126	177	Minister's Order (Department of Municipal Affairs) Made Under <i>The Planning Act</i> , re: Zoning Order - County of Simcoe, Township of Nottawasaga dated at Toronto on February 20, 1970
114 - G 700-126	177	Official Plan of the Nottawasaga Planning Area dated September 1972
115 - G 700-126	177	Population Chart for the Township of Nottawasaga from 1966 to 1980 (not dated)
116 - G 700-4	179	Niagara Escarpment Commission letter dated April 6, 1976 re development control application 174/N/R/75/249 - George H. Culp, Township of Lincoln
117 - G 700-4	179	Report of the Hearing Officers Parkway Belt West February, 1977
118 - G 700-40	188	Study for Ontario Real Estate Association "Losing Ground" - The Erosion of Property Rights in Ontario, 1979
119 - G 700-25	206	Charts: 1. Present Planning Process 2. Niagara Escarpment Planning

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
119 - <u>continued</u>		<p>Process</p> <p>3. Alternate Planning Process for Independent Planning Areas Affected by Niagara Escarpment Proposed Plan</p>
120 - G 700 NEC	214	<p>Comparison of Ministry of Natural Resources High Priority Mineral Aggregate Resources, March 1980, with:</p> <p>Ministry of Natural Resources/ Conservation Authority owned lands - up-dated to November 22, 1979</p> <p>Ministry of Natural Resources Life Science Candidate Nature Reserves 1976</p> <p>Ministry of Natural Resources Earth Science Candidate Nature Reserves 1976</p> <p>Selected Ministry of Natural Resources High Priority Crushed Stone/Sand and Gravel Resources 1976</p> <p>Includes:</p> <p>Map 2 - Regional Municipality of Hamilton-Wentworth</p> <p>Map 3 - Regional Municipality of Halton</p> <p>Map 4 - Regional Municipality of Peel, County of Dufferin (Mono Township)</p> <p>Map 5/6 - Combined County Dufferin (Mulmur Township)/County of Simcoe (Nottawasaga Township), Grey County (West)</p> <p>Map 7 - Grey County (East)</p> <p>Map 8 - Bruce County (South)</p>
121 - G 700 NEC	214	<p>Ontario Provincial Parks Planning and Management Policies June 1978</p>
122 - G 700-17	214	<p>Curriculum Vitae: Frederick M. Johnson</p>
123 - G 700-143	215	<p>Ministry of Natural Resources 1980 - Ontario Geological Survey (Aggregate Resources Inventory) Erin Township - Wellington County</p>

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
123 - <u>continued</u>		Selected Sand and Gravel Resource Areas: Scale 1:50,000
124 - G 700-14	216	Curriculum Vitae: Gary M. Stamm
125 - G 700-14	216	Curriculum Vitae: Jerome M. Hagarty
126 - G 700-14	216	Curriculum Vitae: Frederick Franklin Gilbert
127 - G 700-14	216	Ontario Department of Mines and Northern Affairs The Niagara Escarpment by D.F. Hewitt Industrial Mineral Report No. 35 1971
128 - G 700-14	216	Curriculum Vitae: Ian F. MacNaughton
129 - G 700-14	216	Letter from James A.C. Auld, Minister, Ministry of Natural Resources, dated September 11, 1979 with attachment: Ministry of Natural Resources (Ministry Resource Group) Mineral Aggregate Policy for Official Plans dated April 12, 1979 and approved by Dr. J. K. Reynolds, Deputy Minister
130 - G 700 NEC		Appraisal Report Land Evaluation Study, Niagara Escarpment Planning Area, Township of Keppel, County of Grey Prepared for: Realty Services Branch Ministry of Government Services Prepared by: Richard S. Roberts, Bowes and Cocks Ltd., Peterborough
131 - G 700 NEC		Niagara Escarpment Commission Development Permit Application G/C/80/186 - October 23, 1980 Source: Blue Mountain Resorts Ltd. and Jozo Weider Ltd. The Niagara Escarpment Commission Development Permit - No. 1200/G/C/80/186 -

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
131 - <u>continued</u>		December 2, 1980
132 - G 700 NEC		Niagara Escarpment Commission Development Permit Application H/T/80/47 - May 29, 1980 Source: Regional Municipality of Halton The Niagara Escarpment Commission Development Permit - No. 1387/H/T/80/47- July 31, 1980
133 - G 700 NEC		Niagara Escarpment Commission Development Permit Application W/F/78/20 - April 4, 1978 Source: Water-Gate Investments Ltd. Report of Niagara Escarpment Development Control Hearing Officer Ross C. Melhuish, May 30, 1978. Notice of Decision, July 7, 1978, Claude F. Bennett, Minister, Ministry of Housing
134 - G 700 NEC		Niagara Escarpment Commission Development Permit Application H/L/77/6 - March 21, 1977 Source: Burlington Nelson Lions Club The Niagara Escarpment Commission Development Permit - No. 599/H/L/77/6 - November 25, 1977
135 - G 700 NEC		Niagara Escarpment Commission Development Permit Application G/F/80/127 - August 15, 1980 Source: Sauble Valley Conservation Authority The Niagara Escarpment Commission Development Permit - No. 1154/G/F/80/127 - September 16, 1980
136 - G 700 NEC		Niagara Escarpment Commission Development Permit Application W/E/77/56 - February 28, 1978 Source: Steetly Industries Ltd. The Niagara Escarpment Commission Development Permit - No. 819/W/E/77/56 - May 2, 1979
137 - G 700 NEC		Niagara Escarpment Commission

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
137 - <u>continued</u>		Development Permit Application G/F/80/36 - May 1, 1980 Source: Sauble Valley Conservation Authority The Niagara Escarpment Commission Development Permit - No. 1111/G/F/80/36 - July 11, 1980
138 - G 700 NEC		Niagara Escarpment Commission Development Permit Application S/L/78/284 - December 29, 1978 Source: Sinclair Investments Inc.
139 - G 700 NEC		Curriculum Vitae: Philip George Rimmington
140 - G 700 NEC		Paper dealing with mineral aggregate, prepared by Dr. Emrik Suichies, presented January 6, 1981
141 - G 700 NEC		Curriculum Vitae: Dr. Peter Gerald Telford
142 - G 700 NEC		Series of 4 maps: Numbers 3, 4, 5 and 6 from the Niagara Escarpment Commission's Proposed Plan with additional markings indicating the edge and base of the escarpment including a legend
143 - G 700 NEC		Analysis of the Impact of the Niagara Escarpment Land Use Controls on Real Estate Values in Mono Township, County of Dufferin, Province of Ontario - Prepared by Robert W. Hughes and Associates Inc.
144 - 400 NEC		Niagara Escarpment Commission's Proposed Plan Map 4: County of Dufferin and the Regional Municipality of Peel Additional markings on map indicating Dr. D. F. Hewitt's location of the Niagara Escarpment

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
145 - 400 NEC		Caledon Mountain: Topographical map and cross-section indicating Proposed Plan designations and overburden bedrock
146 - 400 NEC		Caledon Hills: Topographical map and cross-section indicating Proposed Plan designations and overburden bedrock
147 - 400 NEC		Key Map: Niagara Escarpment Commission Proposed Plan Map 4: County of Dufferin and Regional Municipality of Peel (Key for Exhibit 145 and Exhibit 146)
148 - 400-22	229	Niagara Escarpment Commission Proposed Plan, part of base Map 4: the Regional Municipality of Peel - now illustrating three areas recommended by the Region of Peel for deletion from the Proposed Plan
149 - 400-22	229	Metropolitan Toronto Region Conservation Authority: Watershed Plan (Map) May 1980
150 - 400-22 NEC	229	MAP: The Regional Municipality of Peel, indicating the area of the Niagara Escarpment Proposed Plan. Ministry of Transportation and Communications base map updated to 1979
151 - 400-4	231	Curriculum Vitae: Diana R. Macri
152 - 400-4	231	Air Photo of 195 acre property in the Town of Caledon of the Georgian Building Corporation, with overlay of development concept
153 - 400-4	231	Curriculum Vitae: Denis G. Stevens
154 - 400-4 NEC	231	Niagara Escarpment Commission paper and maps dated February 23, 1981 relating to File 400-4: The Georgian

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
154 - <u>continued</u>		Group, re Lots 9 and 10, Concession 3 E.H.S., Town of Caledon
155 - 400-21	232	Town of Caledon map, revised, July 3, 1974, used as a base map to indicate Niagara Escarpment Commission's Proposed Plan boundaries, existing and proposed equestrian trails
156 - 400-12 NEC	234	Air photo showing property of W.O. Twaites, East Half of Lots 31 and 32, Concession 5 W.H.S., Town of Caledon, Regional Municipality of Peel
157 - 400-10 NEC	235	Air photo showing property of K. H. Fockler, West Half Lot 11, Concession 4 E.H.S., Town of Caledon, Regional Municipality of Peel
158 - 400-23 NEC	249	Air photo showing property of Clifford R.J. Smith, West Half Lot 4, South Half Lot 5, Concession 3, W.H.S., Town of Caledon, Regional Municipality of Peel
159 - 500 NEC		Two Maps: (a) Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map indicating Dr. D. F. Hewitt's location of the Niagara Escarpment (b) Niagara Escarpment Commission's Proposed Plan May 4 - County of Dufferin and the Regional Municipality of Peel. Additional markings on map indicating Dr. D. F. Hewitt's location of the Niagara Escarpment
160 - 500 NEC		Four Items: (a) Cross-section of Hockley Valley prepared by the Niagara Escarpment Commission showing

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
160 - <u>continued</u>		<p>Proposed Plan Designations, Overburden Bedrock, Scales: Vertical scale 1/10 inch = 25 feet; Horizontal scale 1:12,500</p> <p>(b) Cross-section of Black Bank Hill prepared by the Niagara Escarpment Commission showing Proposed Plan Designations, Overburden Bedrock, Scales: Vertical scale 1/10 inch = 25 feet; Horizontal scale 1:12,500</p> <p>(c) Niagara Escarpment Commission Proposed Plan Map 5: County of Simcoe, County of Dufferin. Key Map identifying area of cross-section of Black Bank Hill in Township of Mulmur as illustrated in (b)</p> <p>(d) Niagara Escarpment Commission Proposed Plan Map 4: County of Dufferin, Regional Municipality of Peel. Key map identifying area of cross-section of Hockley Valley in Township of Mono as illustrated in (a)</p>
161 - 500-6	250	Niagara Escarpment Commission Proposed Plan Map 5: County of Simcoe, County of Dufferin. Marked by Mulmur Township to indicate lands the Township recommends to be removed from the Proposed Plan
162 - 500 NEC	250	Overlay prepared by the Niagara Escarpment Commission, to be applied to part of Niagara Escarpment Commission Proposed Plan Map 5: County of Simcoe, County of Dufferin. Overlay showing lands recommended by Mulmur for deletion from the Proposed Plan
163 - 500 NEC	250	<p>Four Maps:</p> <p>(a) Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map</p>

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
163 - <u>continued</u>		<p>within Dufferin County indicating Criterion 1: Groundwater Infiltration Areas; Criterion 2: Headwater and Surface Streams</p> <p>(b) Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map within Dufferin County indicating Criterion 3: Geological Areas; Criterion 4: Natural Areas</p> <p>(c) Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map within Dufferin County indicating Criterion 5: Cultural Areas; Criterion 6: Forested Areas</p> <p>(d) Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map within Dufferin County indicating Criterion 7: (Open Landscape and Buffer) Landscape Evaluation Study; Criterion 8: Access</p>
164 - 500-33	251	Curriculum Vitae: Dr. Walter M. Tovell
165 - 500-27 NEC	258	Air Photo showing properties of Brunhilde Wechsel, Township of Mono, County of Dufferin
166 - 500-14 NEC	261	Air Photo showing property of Lloyd Thomson, Township of Mono, County of Dufferin
167 - 500-37 NEC	262	Air Photo showing property of Donald Cullen, Township of Mono, County of Dufferin
168 - 500-47 NEC	263	Air Photo showing property of Ralph S. McCreath, Township of Mono, County of Dufferin

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
169 - 500-28 NEC	264	Air Photo showing property of J.V. McKee, Township of Mulmur, County of Dufferin
170 - 500-53 NEC	268	Air Photo showing property of Bert Horner, Township of Mono, County of Dufferin
171 - 500-54	269	Soil map of Dufferin County. Soil Survey Report No. 38. Scale 1 inch to 1 mile or 1:63360. Soil survey by the Department of Soil Science, Ontario Agricultural College, Guelph and the Research Branch, Canada Department of Agriculture, Ottawa. Published by the Soil Research Institute, Research Branch, Canada Department of Agriculture, Ottawa, 1963
172 - 500-54 NEC	269	Air Photo showing property of Borden Brown, Township of Mulmur, County of Dufferin
173 - 500-55 NEC	270	Air Photo showing property of Howard Gallagher, Township of Mulmur, County of Dufferin
174 - 500-74 NEC	271	Air Photo showing property of Hubert Kaiser, Township of Mulmur, County of Dufferin
175 - 500-32	274	Curriculum Vitae: Clarence P. Riepma
176 - 500-32	274	2 Items: (a) Pictorial presentation. including 7 colored photographs (1 to 7) on mounted board with map showing subject lands, Nottawasaga River, Hockley Valley Road and Valley Schuss, submitted by Ronald Richards, April 14, 1981 (b) Pictorial presentation including 13 colored photographs (8 to 20) on mounted board showing development that has occurred in the area of (a), submitted

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
176 - <u>continued</u>		by Ronald Richards, April 14, 1981
177 - 500-32	274	Curriculum Vitae: Bruce Alan Brown
178 - 500-71 NEC	276	Air Photo showing property of John Hamilton, Township of Mulmur, County of Dufferin
179 - 500-2	277	Air Photo showing property of Samuel H. Morrow, Township of Melancthon, County of Dufferin
180 - 500-24 NEC	279	Air Photo showing property of Ralph Davison, Township of Mulmur, County of Dufferin
181 - 500-51 NEC	280	Air Photo showing property of Norman H. Moffatt, Township of Mono, County of Dufferin
182 - 500-23	283	Air Photo with overlay showing subject property of Mrs. Helen Sinclair, Mono Township, County of Dufferin
183 - 500-22 NEC	288	Air Photo showing property of Harold Davidson, Township of Mulmur, County of Dufferin
184 - 500-68 NEC	293	Air Photo showing property of Gordon Henry, Township of Mono, County of Dufferin
185 - 500-69 NEC	294	Air Photo showing property of Miss Norah Henry, Township of Mono, County of Dufferin
186 - 500-57 NEC	296	2 Air Photos: (a) Air Photo showing property of Russell Tate, East 1/2 Lot 5, Concession 1, W.H.S., Part West 1/2 Lot 5, Concession 1 E.H.S., Township of Mulmur, County of Dufferin (b) Air Photo showing property of Russell Tate, East 1/2 Lot 12,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
186 - <u>continued</u>		Concession 1, W.H.S., Township of Mulmur, County of Dufferin
187 - 500-62 NEC	298	Air Photo showing properties of Earl Dodds, Township of Mono, County of Dufferin
188 - 500-39 NEC	308	Air Photo showing property of George Shepherd, Township of Melancthon, County of Dufferin
189 - 500-77 NEC	309	Air Photo showing property of A.D. MacMillan, Township of Mulmur, County of Dufferin
190 - 500-75 NEC	310	Air Photo showing property of Dr. and Mrs. V. R. Perry, Township of Mulmur, County of Dufferin
191 - 500-76 NEC	313	Air Photo showing property of C.T. Meredith, Township of Mulmur, County of Dufferin
192 - 500-26	316	Curriculum Vitae: Francis John Cruttenden
193 - 500-59 NEC	317	Air Photo showing properties of Eric and Phyllis White, Township of Mono, County of Dufferin
194 - 500-15 NEC	319	Air Photo showing properties of Keith and Ruth Halbert and son, David Halbert, Township of Mono, County of Dufferin
195 - 500-4	320	General Plan, Township of Mono, Suburban Study Area 1 - R.J. Burnside and Associates Ltd., Orangeville, Ontario - Drawing 101 - Scale 1:2,000. Map showing five areas of proposed development including Edelbrock Bros. Ltd. proposed development Area Three and Niagara Escarpment Proposed Plan designations
196 - 500-85 NEC	321	Air Photo showing property of Howard Ferris, Township of Mulmur, County of Dufferin

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
197 - 500-58 NEC	322	Air Photo showing property of Kenneth and Pauline Henry, Township of Mono, County of Dufferin
198 - 500-96 NEC	323	Air Photo showing property of Donald Robb, Township of Mono, County of Dufferin
199 - 500-43 NEC	324	Air Photo showing property of Mrs. Kathy Miller, Township of Mono, County of Dufferin
200 - 300 NEC		Niagara Escarpment Proposed Plan Phase II Hearing Presentation, Regional Municipality of Halton (Burlington). Errata - Niagara Escarpment Proposed Plan Map 3 - Regional Municipality of Halton re: land owned by the Credit Valley Conservation Authority. Also included: An affidavit of service on property owner of lands proposed for land use designation change; Notice of Proposed Land Use Designation change; Reply form to the Proposed Land Use Designation Change; map indicating property.
201 - 300 NEC		Niagara Escarpment Commission's Proposed Plan Map 3 - Regional Municipality of Halton. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment
202 - 300 NEC		Niagara Escarpment Commission's Proposed Plan Map 3 - Regional Municipality of Halton. Key map identifying area of cross-section of Scotch Block (Exhibit 203 - 300 NEC) and the area of cross-section of Milton Heights (Exhibit 204 - 300 NEC)
203 - 300 NEC		Cross-section: Scotch Block, Regional Municipality of Halton. Vertical scale 1/10 inch = 25 feet, Horizontal Scale 1:12,500 showing

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
203 - <u>continued</u>		Proposed Plan Designations and Overburden-Bedrock
204 - 300 NEC		Cross-section: Milton Heights, Regional Municipality of Halton, Vertical scale 1/10 inch = 25 feet, Horizontal scale 1:12,500, showing Proposed Plan Designations and Overburden-Bedrock
205 - 300-16	327	Curriculum Vitae: Liaquat M. Siddiqui
206 - 300-16	327	An area map showing the Niagara Escarpment Commission Proposed Plan within the City of Burlington with an overlay indicating proposed changes by the City of Burlington
207 - 300-31	328	Curriculum Vitae: M.P. Venditti
208 - 300-8	332	Air Photo showing property (outlined by red line) of the Cedar Springs Community Club, City of Burlington, Regional Municipality of Halton as defined by Planistics Groups, Hamilton, Ontario. Scale 1:5,000 with Legend and two overlays
209 - 300-13 NEc	337	Air Photo showing property of Harry W. Zohoruk, Lot 15, Concession 2, City of Burlington
210 - 300-5 NEC	340	Air Photo showing property of Mrs. S. O'Reilly, Part W 1/2 Lot 14, Concession 1, Town of Milton
211 - 300-40 NEC	345	Air Photo showing property of Clarence Hewitt, Part Lot 8, Concession 2 NS, City of Burlington
212 - 300-51 NEC	347	Air Photo showing property of J.L. Chisholm, Part Lot 5, Concession 6, Town of Milton
213 - 300-25 NEC	348	Air Photo showing property of William F. Penson, Lot 23, Concession 8, Town of Halton Hills

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
214 - 300-19	350	Curriculum Vitae: James R. Balfour
215 - 300-19	350	Air Photo with two overlays showing property of Islington Investments, Town of Milton
216 - 300-19 NEC	350	Air Photo showing property of Islington Investments Ltd., Part Lot 13, Concession 7 NS, Town of Milton
217 - 300-52	351	Air Photo showing property of R.D.B. Building Products Ltd., Part Lot 1, Concession 1, Town of Milton
218 - 300-53 NEC	353	Air Photo showing property of Mrs. Mary Biason, Part Lot 10, Concession 1, Town of Milton
219 - 300-41	357	Map showing property owned by Goldfan Holdings Ltd., W 1/2 Lots 25 and 26, Concession 4 (Township of Esquesing), Town of Halton Hills, with line indicating the division of the Escarpment Natural Area designation and the Escarpment Rural Area. F.J. Reinders and Assoc. Ltd., Brampton/St. Catharines
220 - 300-34	359	Air Photo (1971) showing property of J. Bryan Vaughan and Dorothy Truax Vaughan. Existing General Land Use, Scale 1:2500, June 1981. Walker Wright Young Assoc. Ltd.
-61	360	
221 - 300-34	359	Curriculum Vitae: Ian M. Hale
-61	360	
222 - 300-34	359	A report by Ian M. Hale, Physical Terrain Evaluation, Parts of Lots 27, 28 and 29, Concession 11, (Township of Esquesing), Town of Halton Hills, Bird and Hale Ltd., June, 1981
-61	360	
223 - 300-34	359	Air Photo (1971) with colored overlays and markings: Physical Terrain Evaluation, Part of Lots 27,
-61	360	

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
223 - <u>continued</u>		28 and 29, (Township of Esquesing), Town of Halton Hills, Bird and Hale Ltd. Seven attached colored photographs. Study area boundary includes submissions 359 - 300-34 and 360 - 300-61
224 - 300-34	359	Curriculum Vitae: Miss Linda Hellas
-61	360	
225 - 300-34	359	A report by Linda Hellas. Biological Terrain Evaluation, Part of Lots 27, 28 and 29, Concession 11, (Township of Esquesing), Town of Halton Hills, Bird and Hale Ltd., June 1981
-61	360	
226 - 300-34	359	Curriculum Vitae: Peter R. Walker
-61	360	
227 - 300-34	359	Series of 18 colored photographs keyed to Exhibit 220 - 300-34
-61	360	
228 - 300-1 NEC	361	Air Photo showing property of Gail S. Dodokin, Part E 1/2 Lot 30, Concession 10, Town of Halton Hills,
229 - 300-1 NEC	361	Copy of Topographic Map: Georgetown Sheet 30M/12e, produced by the Survey and Mapping Branch, Department of Energy Mines and Resources (1974), Scale 1:25,000 showing property of Gail S. Dodokin (Exhibit 228 - 300-1 Niagara Escarpment Commission)
230 - 300-2	366	Map showing symbol to indicate property of Mr. and Mrs. Joseph Prucyk as it relates to a wide region of Ontario
231 - 300-2	366	Topographic map showing property of Mr. and Mrs. Joseph Prucyk in relation to the immediate surrounding area. Scale 1:25,000
232 - 300-2	366	Air Photo showing property of Mr. and Mrs. Joseph Prucyk, Town of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
232 - <u>continued</u>		Halton Hills. Scale: 1 inch = 200 feet
233 - 300-2 NEC	366	Air photo showing property of Mr. and Mrs. Joseph Prucyk, Part Lot 23 and 24, Concession 7, (Township of Esquesing), Town of Halton Hills
234 - 300-2 NEC	366	Copy of Topographic Map: Georgetown Sheet 30M/12e, produced by the Surveys and Mapping Branch, Department of Energy Mines and Resources (1974). Scale: 1:25,000 showing property of Mr. and Mrs. Joseph Prucyk
235 - 300-30	367	Curriculum Vitae: Alfred A. Sobanski
236 - 300-30	367	Air Photo showing Dufferin Aggregates property and surrounding area with markings showing water basin. Also three overlays including: (a) Overlay: hydrologic impact, partial excavation (Ian D. Wilson) (b) Overlay: hydrologic impact, complete excavation (Marshall Macklin Monaghan) (c) Overlay: showing proposed reservoir, stream course entrances, possible diversion, completed quarry, proposed outlet and diversion improvement
237 - 300-17	368	Niagara Escarpment Commission Proposed Plan Map 3, Regional Municipality of Halton. Additional markings placed on map by Ian McNaughton, showing a portion of ESA 25 and a portion of CNR located outside of the Niagara Escarpment Proposed Plan along with a portion of ESA 29 (colored yellow)
238 - 300-17 NEC	368	Curriculum Vitae: Dr. Paul F. Maycock

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
239 - 300-17	368	Dr. Paul Maycock's field notes, dated April 22, 1981, Niagara Escarpment section of Standard Aggregate property, Speyside, Halton Region
240 - 300-17	368	Dr. Paul Maycock's field notes (3 pages) 23S and 23N, dated June 16, 1981
241 - 300-17	368	Dr. Paul Maycock's field notes No. 27 - unit on Standard Aggregate property, June 16, 1981
242 - 300-17 NEC	368	Curriculum Vitae: U. Sibul
243 - 300-17	368	Air Photo, part of the Region of Halton, showing E.S.A. Designated (E.S.A. 29 - Speyside area and E.S.A. 25 - Hilton Falls area), Ministry of Natural Resources licensed pit, proposed pit, public lands. Flown May 9, 1979 by Northway - Gestait Corporation. Exhibit submitted by the Halton Region Conservation Authority
244 - 300-17	368	Curriculum Vitae: Brian R. Whitehead
245 - 300-17	368	Mineral aggregate transportation study. Final report. Industrial Mineral Background Paper 1, prepared for: Ministry of Natural Resources by Peat Marwick and Partners, M.M. Dillon Ltd., December, 1980
246 - 300-17	368	Mineral aggregate transportation study. Summary. Industrial Mineral Background Paper 1 (a) prepared for: Ministry of Natural Resources by Peat Marwick and Partners, M. M. Dillon Ltd., December 1980
247 - 300-45	369	Niagara Escarpment Commission Proposed Plan Map 3: Regional

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
247 - <u>continued</u>		Municipality of Halton, with overlay prepared by the Halton Region Conservation Authority showing the Authority's proposed acquisition
248 - 800 NEC		Niagara Escarpment Commission's Proposed Plan Map 8 - County of Bruce: Township of Albermarle, Township of Amabel, Township of Eastnor, Village of Lion's Head and the Town of Wiarton. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment
249 - 800 NEC		Niagara Escarpment Commission's Proposed Plan Map 9 - County of Bruce: Township of Lindsay and Township of St. Edmunds. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment
250 - 800 NEC		Two Items: (a) Cross-section: Cabot Head, County of Bruce as prepared by the Niagara Escarpment Commission showing Proposed Plan Designations and Overburden Bedrock. Vertical scale 1/10 inch = 25 feet, Horizontal scale 1:12,500 (b) Niagara Escarpment Commission Proposed Plan Map 9: County of Bruce. Key map identifying area of cross-section of Cabot Head
251 - 800 NEC		Two Items: (a) Cross-section: Cape Dundas, County of Bruce as prepared by the Niagara Escarpment Commission showing Proposed Plan Designations and Overburden Bedrock. Vertical scale 1/10 inch = 25 feet, Horizontal scale 1:12,500 (b) Niagara Escarpment Commission Proposed Plan Map 8: County of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
251 - <u>continued</u>		Bruce. Key map identifying area of cross-section of Cape Dundas
252 - 800-46	373	Two maps: (a) Niagara Escarpment Commission Proposed Plan Map 8, County of Bruce: Township of Albemarle, Township of Amabel, Township of Eastnor, Village of Lion's Head and the Town of Wiarton. Additional markings placed on map by planning staff of the County of Bruce showing Bruce County's recommendations concerning areas for deletion from the Proposed Plan as well as recommended designation changes (b) Niagara Escarpment Commission Proposed Plan Map 9, County of Bruce: Township of Lindsay and Township of St. Edmunds. Additional markings placed on map by planning staff of the County of Bruce showing Bruce County's recommendations concerning areas for deletion from the Proposed Plan as well as recommended designation changes
253 - 800-13 NEC	378	Air Photo showing property of Verdon Mackie, Lot 8, Concession 9, E.B.R., Township of Eastnor, County of Bruce
254 - 800-10 NEC	381	Air Photo showing property of John Clark, Lot 14, Concession 11, E.B.R., Township of Eastnor, County of Bruce
255 - 800-37	384	Air Photo of properties owned by William Hepburn, Ronald Gatis, Lawrence Ward and Mr. and Mrs. Clifford Barfoot in a portion of the County of Bruce as submitted by Peter Fallis, legal counsel

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
256 - 800-37	384	Ministry of Government Services, Instructions to Tenderers, re: Sale of Bush Land in Part Lot 31 and 32, Concession 8, E.B.R., in the Township of Albemarle, County of Bruce, containing 156.6 acres more or less
257 - 800-37	384	Map of Albermarle Township, County of Bruce showing lands to be exempt from the Proposed Plan for the Niagara Escarpment as requested by legal counsel, Peter Fallis
258 - 800-37 NEC	384	Air Photo of properties owned by William Hepburn, Ronald Gatis, Lawrence Ward and Mr. and Mrs. Clifford Barfoot, Township of Albemarle, County of Bruce
259 - 800-44 NEC	387	Air Photo showing property of A.H. Libby, Lot 9, Concession 14 E.B.R., Township of Eastnor, County of Bruce
260 - 800-29 NEC	392	Air Photo showing property of Ruth and Gordon Hill, Lot 20, Concession 8 E.B.R., Township of St. Edmunds, County of Bruce
261 - 800-17 NEC	394	Air Photo showing property of Mr. and Mrs. Gordon Richardson, Lot 9, Concession 11, Township of Eastnor, County of Bruce
262 - 800-15 NEC	395	Air Photo showing property of Mr. and Mrs. Ronald Ceaser, Lot 20 and Part Lots 21 and 22, Concession 7 E.B.R., Lots 19, 20 and 21, Concession 8 E.B.R., Township of Lindsay, County of Bruce
263 - 800-11 NEC	396	Air Photo showing property of Mr. and Mrs. Frank Richardson, Lot 9, Concession 9 E.B.R., Township of Eastnor, County of Bruce
264 - 800-19 NEC	397	Two Items: (a) Air Photo showing property of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
264 - <u>continued</u>		Mr. and Mrs. James Rodgers, Lot 18, Concession 6, E.B.R., Township of Eastnor, County of Bruce (b) Air Photo showing property of Mr. and Mrs. James Rodgers, Lot 30, Concession 1 and 2, E.B.R., Township of St. Edmunds, County of Bruce
265 - 800-23	400	Curriculum Vitae: Bernard P. Hermsen
266 - 800-23	400	Air Photo of properties owned by Colpoys Cove Investments (Harold J. Murphy) Lot 26 and 27, Concession 15, E.B.R. - Lot 23, Part Lot 24 and 25, Concession 15, E.B.R. - Lot 27 and 28, Concession 14, E.B.R. - in the Township of Albemarle, County of Bruce. Site analysis as submitted by MacNaughton, Hermsen Planning Ltd.
267 - 800-23	400	A series of 12 photos illustrating site views of Colpoys Cove Investments' properties, the subject of this application and views of adjoining property
268 - 800-23	400	Preliminary concept plan of development properties owned by Colpoys Cove Investments, Township of Albemarle, County of Bruce. Air Photo, scale 1:4000 MacNaughton, Hermsen Planning Ltd.
269 - 800-23	400	Resolution from the County of Bruce. Niagara Escarpment Committee re Mr. Murphy, Lots 28 to 32, Concession 14 and 15, Township of Albemarle, dated August 4, 1981
270 - 800-23	400	Resolution from the Township of Albemarle re: Colpoys Cove Property, Lots 25, 26, 27, 28, Concession 15, E.B.R. Letter dated August 18, 1981
271 - 800-27 NEC	403	Air Photo showing property of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
271 - <u>continued</u>		Richard Fox, Lots 18 and 19, Concession 8 E.B.R., Lot 18, Concession 9 E.B.R., Part Lot 18, Concession 10 E.B.R., Township of Lindsay, County of Bruce
272 - 700 NEC		Niagara Escarpment Proposed Plan, Phase II Hearing Presentation, County of Grey (Owen Sound). Errata - Niagara Escarpment Propos- ed Plan. Section of Map 6, Collingwood Township. Section of Map 7, Keppel Township
273 - 700 NEC		Two Items: (a) Niagara Escarpment Commission's Proposed Map 6 - County of Grey. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment (b) Niagara Escarpment Commission's Proposed Plan Map 7 - County of Grey. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment
274 - 700 NEC		Two Items: (a) Cross-section: Beaver Valley, County of Grey as prepared by the Niagara Escarpment Commis- sion showing Proposed Plan Designations and Overburden Bedrock. Vertical scale 1/10 inch = 25 feet, Horizontal scale 1:12,500 (b) Niagara Escarpment Commission Proposed Plan Map 6: County of Grey. Key map identifying area of cross-section of Beaver Valley
275 - 700 NEC		Two Items: (a) Cross-section: Slough of Despond, County of Grey as prepared by the Niagara Escarpment Commission showing Proposed Plan Designations and

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
275 - <u>continued</u>		Overburden Bedrock. Vertical scale 1/10 inch = 25 feet. Horizontal scale 1:12,500 (b) Niagara Escarpment Commission Proposed Plan Map 7: County of Grey. Key map identifying area of cross-section of the Slough of Despond
276 - 700-87	406	Niagara Escarpment Commission Proposed Plan Map 7, County of Grey, with additional markings by Richard Hughes, Deputy Planning Director, County of Grey, showing land requested for deletion and desig- nation change
277 - 700-103	407	Air Photo of a portion of Derby Township, County of Grey, showing lands requested by the Township of Derby for a change in designation
278 - 700-47 NEC	409	Air Photo showing property of Joseph Lesich, Lot 25 and 26, Concession 1 NCR and Lots 41 and 42, Concession C, Sydenham Township, County of Grey
279 - 700-56 NEC	411	Air Photo showing property of Harold Wrigley, Lot 32, Concession 24, Keppel Township, County of Grey
280 - 700-84 NEC	416	Air Photo showing property of Murray Fox, Part Lots 12, 13 and 14, Colpoys Range, Part Lot 12, Concession 25, Keppel Township, County of Grey
281 - 700-15 NEC	417	Air Photo showing property of Robert C. Thompson, Part Lot 9, Concession 4, Township of Collingwood, County of Grey
282 - 700-7 NEC	419	Air Photo showing property of Mr. and Mrs. Robert Porter and Robert Porter Jr. Part Lots 23, 24 and 25, Concession 26, Lot 26, Concession 26 and Part Lots 31 and 32,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
282 - <u>continued</u>		Concession 26, Township of Keppel, County of Grey
283 - 700-13 NEC	421	Air Photo showing property of Norman S. Seabrook, Part Lot 3, Concession 12 EGR, Township of Holland, County of Grey
284 - 700-6 NEC	422	Air Photo showing property of Lloyd Ball, Part Lots 28, 29 and 30, Concession 25 and Part Lot 29, Concession 23, Township of Keppel, County of Grey
285 - 700-8 NEC	423	Air Photo showing property of Mr. and Mrs. R. Coward, South Part Lot 2, Concession 11, EGR, Township of Holland, County of Grey
286 - 700-25 NEC	424	Air Photo showing property of Fred Barnes, Part Lot 5, Concession 4 and Part Lot 5, Concession 4, Township of Euphrasia, County of Grey
287 - 700-12 NEC	428	Two Items: (a) Air Photo showing property of Fred Davenport, Lot 34 and 35, Concession 17, Township of Keppel, County of Grey (b) Air Photo showing property of Fred Davenport, Part Lot 34, Concession 20, Lots 41 and 42, Concession 21, Township of Keppel, County of Grey
288 - 700-11 NEC	429	Air Photo showing property of R. Alonzo Rennie, Part Lot 30, Concession 11, Township of Euphrasia County of Grey
289 - 700-62 NEC	430	Air Photo showing property of Irene Potter, Part Lot 11, Concession 12, Township of Sydenham, County of Grey
290 - 700-53 NEC	431	Air Photo showing property of Ray Landherr, Lot 16, Plan 825 (Part Lot 27, Concession 17) Township of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
290 - <u>continued</u>		Keppel, County of Grey and property of Mrs. Carrie Landherr, Part Lot 26, Concession 19, Township of Keppel, County of Grey
291 - 700-77 NEC	434	Air Photo showing property of Walter Reid, Part Lot 1, Concession 1, Township of Sydenham, County of Grey
292 - 700-75 NEC	436	Air Photo showing property of Robert William Reid, Lot 4, Concession 10, Township of Holland, County of Grey
293 - 700-89 NEC	437	Air Photo showing property of Eric Blaser, West 1/2 Lot 16, Concession 5, and Part Lot 15, Concession 3, Township of Collingwood, County of Grey
294 - 700-29	438	Air Photo No. 1. Site Analysis: Dearie Contracting Limited, Scale 1:2500, Date: September, 1981. Job No. 79:033. The Malone Group Limited
295 - 700-29	438	Curriculum Vitae: Donald F. Given
296 - 700-29	438	Map of Canada, Department of Energy, Mines and Resources, Survey and Mapping Branch, 1970: 1 inch equals 100 miles. Additional red dots placed on map by Donald F. Given, indicating study areas where master park plans, dealing with the environment have been conducted by Given
297 - 700-29	438	Air Photo No. 2. Existing Conditions: Dearie Contracting Limited, Scale: 1:2500, Date: September 1981. Job No. 79:033. The Malone Group Limited
298 - 700-29	438	Air Photo No. 3. Proposed Concept: Dearie Contracting Limited. Scale: 1:2500, Date: September 1981. Job

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
298 - <u>continued</u>		No. 79:033. The Malone Group Limited
299 - 700-29	438	Subject Property: Dearie Contracting Limited. Cross-section Through Site. Date: September 1981. Scale: 1:2000. The Malone Group Limited
300 - 700-29	438	Niagara Escarpment Commission Proposed Plan Map 6, County of Grey: Township of Artemesia, Township of Collingwood, Township of Euphrasia, Township of Osprey and Township of St. Vincent. Additional markings placed on map by Donald F. Given, indicating his concept of the area he considers to be the Beaver Valley
301 - 700-29 NEC	438	Air Photo showing property of Dearie Contracting Limited, South 1/2 Lot 9, Concession 5, Township of Euphrasia, County of Grey
302 - 700-17 NEC	440	Air Photo showing property of Robert McKessock, Part Lots 4 and 5, Concession 7, West 1/2 Lot 3, Concession 9, Township of Holland, County of Grey
303 - 700-42 NEC	441	Two Items: (a) Air Photo showing property of Kenneth B. Taylor, Lots 37 and 38, Concession 22; Lots 36 and 37, Concession 21, Township of Keppel, County of Grey (b) Air Photo showing property of Kenneth B. Taylor, Part Lots 38 and 39, Concession 24; Lot 13, Plan RD-77, Township of Keppel, County of Grey
304 - 700-1 NEC	443	Air Photo showing property of Bernd Moos, East Part Lot 10, Concession 6, Township of Euphrasia, County of Grey
305 - 700-18 NEC	445	Air Photo showing property of Thomas,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
305 - <u>continued</u>		Earl, Donald and David Dailey, Part Lot 28 and 29, Concession 20, Township of Keppel, County of Grey; Thomas, Earl and Donald Dailey, Part Lot 29, Township of Keppel, County of Grey
306 - 700-101 NEC	446	Air Photo showing property of William Stephens, Lot 27, Concession 8, Township of Artemesia, County of Grey
307 - 700-80 NEC	449	Air Photo showing property of David Dinsmore, North 1/2 Lot 2, Concession 5, St. Vincent Township, County of Grey
308 - 700-48 NEC	450	Air Photo showing property of Arnold Flanigan, Part Lot 40, Concession 23, Township of Keppel, County of Grey
309 - 700-27 NEC	452	Air Photo showing property of Sundance of Blantyre Limited, Lot 1, Concession 9; East 1/2 Lot 1, Concession 10, Township of St. Vincent, County of Grey; and West 1/2 Lot 29, Concession 8; North Part Lot 29, Concession 9, Township of Euphrasia, County of Grey
310 - 700-38	453	Air Photo showing property of Cecil Cole, Lot 37, Concession 23 and Lot 36, Concession 24, Township of Keppel, County of Grey
311 - 700-81 NEC	454	Air Photo showing property of Donald Abernethy, Part Park Lots 48 and 49, Town Plot of Brooke, Township of Sarawak, County of Grey
312 - 700-35 NEC	455	Air Photo showing property of Alex Torrie, West 1/2 Lot 1, Concession 9; East 1/2 Lot 2, Concession 9; and East 1/2 Lot 3, Concession 8, Township of Holland, County of Grey
313 - 700-24 NEC	458	Air Photo showing property of Harold Sutherland, Part Lots 27 and 28,

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313 - <u>continued</u>		Concession 28, Township of Keppel, County of Grey
314 - 700-55 NEC	460	Air Photo showing property of James, Allan and Freda Thompson, Part Lots 33 and 34, Concession 26, Township of Keppel, County of Grey
315 - 700-57 NEC	462	Air Photo showing property of Ross Cruikshank, Part Lots 4 and 5, Concession 1; and Town Plot of Brooke, Township of Sarawak, County of Grey
316 - 700-61 NEC	464	Air Photo showing property of Mervin Campbell, West 1/2 Lot 11, Conces- sion 2, Township of Collingwood, County of Grey
317 - 700-26 NEC	465	Air Photo showing property of Elroy Belbeck, West 1/2 Lot 3, Concession 10 - EGR, Township of Holland, County of Grey
318 - 700-66 NEC	466	Air Photo showing property of Walter Scott, Part Lot 4, Concession 7, Township of Sydenham, County of Grey
319 - 700-40	467	Curriculum Vitae: Peter G. McInnis
320 - 700-40	467	Curriculum Vitae: Cameron M. Kitchen
321 - 700-40	467	Air Photo of Cambray Investments Ltd. property in the Beaver Valley. Also attached overlay for above property: Plan No. 3, Development Envelopes. Scale 1:2000. Jack Klein and Henry Sears, Architects
322 - 700-40	467	Plan No. 3 - site plan: Proposed Development, Cambray Investments Ltd. property, Plan of survey of Part Lots 12, 13 and 14, Concession 5, Township of Euphrasia, County of Grey. Klein and Sears

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
323 - 700-40	467	Two Items: (a) Artist's conception of proposed inn on Cambray Investments Ltd. property in the Beaver Valley. "Front of Inn looking North-East". Epping Commons (b) Artist's conception of proposed housing cluster on Cambray Investments Ltd. property in the Beaver Valley. "Housing Cluster looking South-East". Epping Commons
324 - 700-40	467	Two Items: (a) Winter photographs of Cambray Investments Ltd. property in the Beaver Valley. Location map attached (b) Summer photographs of Cambray Investments Ltd. property in the Beaver Valley. Location map attached
325 - 700-40	467	Site Sections: Cambray Investments Ltd. property in the Beaver Valley. Epping Commons: Scale 1:2000. Klein and Sears, Architects
326 - 700-40	467	First site plan developed by Cambray Investments Ltd. for property in the Beaver Valley approximately 1978. A preliminary plan. Klein and Sears, Architects
327 - 700-40	467	Second proposed plan of Cambray Investments Ltd. as submitted to the Township of Euphrasia in June, 1979. Plan of Survey of Part Lots 12, 13 and 14, Concession 5, Township of Euphrasia, County of Grey. Plan No. 3, Site Plan - Proposed Development. Klein and Sears
328 - 700-40	467	Certified true copy of the minutes of the Beaver Valley Planning Board meeting, September 11, 1979

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
329 - 700-40	467	Certified true copy of the minutes of a Beaver Valley Planning Board public meeting held on June 19, 1980
330 - 700-40	467	Minutes of the Beaver Valley Planning Board meeting, June 24, 1980
331 - 700-40	467	Certified true copy of the minutes of the council meeting of the Township of Euphrasia, July 4, 1980
332 - 700-40	467	Amendment No. 33 to the Official Plan of the Beaver Valley Planning Area, prepared by: The Grey County Planning Department for the Beaver Valley Planning Board, May 1980
333 - 700-40	467	Soil map of Cambray Investments Ltd. property, Plan of survey of Part Lots 12, 13 and 14, Concession 5, Township of Euphrasia, County of Grey. Soils alphanumeric code attached. Scale 1:2000
334 - 700-40	467	Topographic map, 1976, Department of Energy, Mines and Resources. Area: Markdale, Grey County, Ontario. Scale 1:50,000. Cambray Investments Ltd. property in Beaver Valley marked on map
335 - 700-40	467	Two Items: (a) Tourism Development Strategy, Collingwood - Midland - Orillia Zone, Volume 1, prepared for: Ontario Ministry of Industry and Tourism. Prepared by: Marshall Macklin Monaghan Limited, Thorne Stevenson and Kellogg. May 1980 (b) Tourism Development Strategy, Collingwood - Midland - Orillia Zone, Volume 2, Technical Appendix. Prepared for: Ontario Ministry of Industry and Tourism. Prepared by: Marshall Macklin Monaghan Limited, Thorne Stevenson and Kellogg. May 1980

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
336 - 700-40 NEC	467	Four Items: (a) Beaver Valley - Viewshed Analysis with Legend: Major Forest Areas, Major Development Areas and Proposed Plan Boundary. Scale 1:25,000 (b) An overlay for (a) above: Grey County Road 7 with Legend (c) An overlay for (a) above: Grey County Road 13 with Legend (d) An overlay for (a) above: Panoramic Views with Legend
337 - 700-40 NEC	467	Panoramic Views of Beaver Valley from four viewpoints as marked on Exhibit 336 - 700-40 NEC
338 - 700-40 NEC	467	Topographical map of Beaver Valley, Scale 1:25,000 and showing Proposed Plan Boundary and Epping Commons Site. Also attached is a visibility composite overlay
339 - 700-40 NEC	467	Curriculum Vitae: Fidenzio Salvatori
340 - 700-40 NEC	467	Terms of Reference: Beaver Valley Visual Resources Management Study, August 31, 1981 re: Fidenzio Salvatori, Consultant
341 - 700-40 NEC	467	A report on the Visual Analysis of the Beaver Valley Escarpment Area. Prepared by: Professor Fidenzio Salvatori, Department of Landscape Architecture, University of Toronto. October 13, 1981
342 - 700-40	467	Curriculum Vitae: Keith W. Lathem
343 - 700-40	467	Coalition on the Niagara Escarpment. Hydrologic/Hydrogeologic Appraisal, Epping Commons Development. The Lathem Group Inc., Consulting Engineers. October 9, 1981
344 - 700-40	467	Topographical map indicating the watershed of the Beaver River

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
345 - 700-40	467	Schematic of Local Hydrologic Cycle: Beaver Valley area
346 - 700-40	467	Topographical map: lands owned by Cambray Investments Limited from a drawing by Klein and Sears, dated March 1979, indicating wooded areas, drainage channels and wetlands. The Lathem Group Inc., 8108, October 1981
347 - 700-40	467	Air Photo showing Beaver River and swamp in the vicinity of the subject property: Cambray Investments Limited
348 - 700-40	467	Map of Beaver Valley and surrounding area showing property of some Beaver Valley Heritage Society members in proximity to Cambray Investments Limited property
349 - 700-40	467	Sketch showing certain properties in the proximity of Cambray Investments Limited property. Also attached, portions of a topographical map and a Niagara Escarpment Commission Proposed Plan map showing the Beaver Valley area
350 - 700-40	467	Petition of 331 signatures in support of the development of Epping Commons, as submitted by Madelene Cummins, Concerned Citizens of the Beaver Valley
351 - 700-40	467	Letter dated October 19, 1981 in support of Epping Commons development and signed by the three trustees of the Village of Kimberly
352 - 700-40	467	Letter dated October 14, 1981 in support of Epping Commons development signed by Carol Burgess, President, Meaford and District Chamber of Commerce
353 - 700-40	467	Letter dated October 15, 1981 in

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
353 - <u>continued</u>		support of Epping Commons development signed by Paul Dawson, President, Flesherton and District Chamber of Commerce
354 - 700-40	467	Letter dated October 15, 1981 in support of Epping Commons development signed by Gwennyth Poulton, Secretary, Markdale Chamber of Commerce
355 - 700-40	467	Letter in support of Epping Commons development (not dated), signed by E.M. Juffs, Past President, Flesherton and District Chamber of Commerce
356 - 700-40	467	Letter in support of Epping Commons development, signed by Peter Scopin, Manager, Fort Garry Motel and members of the Flesherton and District Chamber of Commerce
357 - 700-40	467	Letter dated October 19, 1981 in support of Epping Commons development, signed by Ronald A. Cross
358 - 700-40	467	Curriculum Vitae: Ian D. Wilson
359 - 700-108 NEC	470	Air Photo showing property of Donald MacQueen, Lot 24, Concession 6, Township of Sydenham, County of Grey
360 - 700-104 NEC	473	Air Photo showing property of Charles Kramer, Part Lot 16, Conces- sion 4, and Part Lot 14, Concession 2, Township of Derby, County of Grey
361 - 600 NEC		Niagara Escarpment Commission Proposed Plan Map 5 - County of Simcoe and County of Dufferin. Additional markings on map indicat- ing Dr. D. F. Hewitt's location of the Niagara Escarpment
362 - 600 NEC		Two Items:

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
362 - <u>continued</u>		<p>(a) Cross-section: Mad River Valley, Nottawasaga Township, County of Simcoe as prepared by the Niagara Escarpment Commission showing Proposed Plan Designations and Overburden Bedrock. Vertical scale 1/10 inch = 25 feet, Horizontal scale 1:12,500</p> <p>(b) Niagara Escarpment Commission Proposed Plan Map 5: County of Simcoe and County of Dufferin. Key map identifying area of cross-section of the Mad River Valley</p>
363 - 600 NEC		Niagara Escarpment Proposed Plan Impact Study Terms of Reference for Consultants
364 - 600-26	474	A resolution passed by the Council of the County of Simcoe, dated November 17, 1981 and certified as a true and correct copy
365 - 600-1	475	Niagara Escarpment Commission's Proposed Plan Map 5 - County of Simcoe: Township of Nottawasaga, and County of Dufferin: Township of Mulmur. Additional markings placed on map by the Township of Nottawasaga proposed for redesignation/removal from the Proposed Plan
366 - 600-1	475	A series of 208 photographs mounted on 23 sheets numbered as (a) through (w), taken in the Township of Nottawasaga and indicated on Exhibit 365
367 - 600-1 NEC	475	Niagara Escarpment Commission Proposed Plan Map 5 - County of Simcoe: Township of Nottawasaga, and County of Dufferin: Township of Mulmur. Additional markings placed on map by the Niagara Escarpment Commission indicating Criterion 1: Groundwater Infiltration Areas; and Criterion 2: Headwaters and

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
367 - <u>continued</u>		Surface Streams
368 - 600-1 NEC	475	Niagara Escarpment Commission Proposed Plan Map 5 - County of Simcoe: Township of Nottawasaga, and County of Dufferin: Township of Mulmur. Additional markings placed on map by the Niagara Escarpment Commission indicating Criterion 3: Natural Areas; Criterion 5: Forested Areas; and Criterion 8: Geological Areas
369 - 600-1 NEC	475	Niagara Escarpment Commission Proposed Plan Map 5 - County of Simcoe: Township of Nottawasaga, and County of Dufferin: Township of Mulmur. Additional markings placed on map by the Niagara Escarpment Commission indicating Criterion 6: Landscape Areas (1) Outstanding, (2) Very Attractive and (3) Attractive; Criterion 7: Public Access
370 - 600-1 NEC	475	Map 2341, Paleozoic Geology, Collingwood - Nottawasaga, Scale 1:50,000 Ontario Division of Mines. Additional markings on map by the Niagara Escarpment Commission indicating the approximate location of the brow of the Niagara Escarpment and the approximate location of the base of the Niagara Escarpment
371 - 600-16 NEC	477	Air Photo showing property of William Coutts, Part Lot 7, Concession 12, Township of Nottawasaga, County of Simcoe
372 - 600-28 NEC	478	Air Photo showing property of Lynn Wilkinson, East 1/2 Lot 1, Concession 8 and West 1/2 Lot 1, Concession 7, Township of Nottawasaga, County of Simcoe
373 - 600-25 NEC	479	Air Photo showing property of Hubert B. Sceats, Part Lots 38 and

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
373 - <u>continued</u>		39, Concession 12, Township of Nottawasaga, County of Simcoe
374 - 600-18 NEC	480	Air Photo showing property of Glen Best, East 1/2 Lot 14, Concession 10, and West 1/2 East 1/2 Lot 13, Concession 10, Township of Nottawasaga, County of Simcoe
375 - 600-27 NEC	481	Air Photo showing property of Mrs. Vi Bookman, Part East 1/2 Lot 5, Concession 9, Township of Nottawasaga, County of Simcoe
376 - 600-7 NEC	483	Air Photo showing property of Sam S. Sharpe, Part Lot 14, Concession 7, Township of Nottawasaga, County of Simcoe
377 - 600-4 NEC	485	Air Photo showing property of Kurt E. Vogel, North 1/2 Lot 20, Concession 9, and Part West 1/2 Lot 19, Concession 9, Township of Nottawasaga, County of Simcoe
378 - 600-24 NEC	486	Air Photo showing property of Dr. and Mrs. R. Heimbecker, Part Lot 38, Concession 12, Township of Nottawasaga, County of Simcoe
379 - 100 NEC		Niagara Escarpment Commission Proposed Plan Map 1 - Regional Municipality of Niagara. Additional markings on map indicating Dr. D.F. Hewitt's location of the Niagara Escarpment
380 - 100 NEC		Niagara Escarpment Commission Proposed Plan Map 1 - Regional Municipality of Niagara. Additional markings on map indicating Approved Urban Area Boundary (Ontario Municipal Board or Minister) as proposed changes accepted by the Niagara Escarpment Commission
381 - 100 NEC		Niagara Escarpment Commission Proposed Plan Map 1 - Regional

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
		Municipality of Niagara. Key map identifying area of cross-section of the Short Hills area as shown on Exhibit 382 - 100 NEC
382 - 100 NEC		Cross-section: Short Hills area in the Regional Municipality of Niagara as indicated on Exhibit 381 - 100 NEC. Also shown: Proposed Plan Designation, Overburden Bedrock. Vertical scale 1/10 inch = 25 feet, Horizontal Scale 1:12,500
383 - 100-7		Letter submitted by Burton Kellock. Dated November 3, 1981 from C.A. Louis, Manager, Plans Preparation, Niagara Escarpment Commission to Ian F. MacNaughton, of MacNaughton Herman Planning Limited
384 - 100-2	489	Niagara Escarpment Commission Proposed Plan Map 1 - Regional Municipality of Niagara, with additional markings by the Regional Municipality of Niagara entitled - Niagara Escarpment Plan and Proposed Changes
385 - 100-2	489	Certified true copy of Resolution No. 13, dated May 7, 1981, The Regional Municipality of Niagara re: Steed and Evans Limited
386 - 100-26	491	Land use map of the Town of Grimsby prepared by the Town's Planning Department
387 - 100-26 NEC	491	A map and two pages from a staff report to the Niagara Escarpment Commission, dealing with land sites in Beamsville, Grimsby and west of the Town of Grimsby
388 - 100-51	494	Niagara Escarpment Commission Proposed Plan Map 1 - Regional Municipality of Niagara, with additional markings by the Town of Niagara-on-the-Lake relating to the Town's recommendations,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
388 - <u>continued</u>		January 13, 1982: (1) deletions from the Proposed Plan; (2) changes in designations within Plan; (3) policy changes (additions or deletions)
389 - 100-55	495	Report to the Niagara Falls City Council, prepared by A. Greaves, Planning Director, and submitted by J.L. Collinson, Acting Chief Administrative Officer. File: N-4; Date: 1981.12.07; Report: PD/112/81. Re: Niagara Escarpment Proposed Plan Hearings
390 - 100-55	495	Report to the Niagara Falls City Council, prepared by D. Darbyson, Senior Planner; Recommended by A. Greaves, Planning Director; submitted by J.L. Collinson, Acting Chief Administrative Officer. File: N-4; Date: 1982.01.11; Report: PD/4/82. Re: Niagara Escarpment Proposed Plan Hearing and T.G. Bright & Co. Limited Proposal
391 - 100-55	495	A map of the City of Niagara Falls indicating the City's recommended boundary changes for the Niagara Escarpment Commission's Proposed Plan
392 - 100-6 NEC	487	Air Photo showing property of Mrs. Roy Summers, Part Lots 52, 53, 54, 55 and 56, City of Thorold, Regional Municipality of Niagara
393 - 100-8 NEC	498	Air Photo showing property of Nick Mouriopoulis, Part Lot 19, Concession 2 and 3, Town of Grimsby, former Township of North Grimsby, Regional Municipality of Niagara
394 - 100-10	500	Map of subject property owned by John T. Pennachetti in the City of St. Catharines, Regional Municipality of Niagara

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
395 - 100-75	501	Air Photo showing property owned by Stephen Dmytrow (30 acres), Lot 12, Concession 5, Beamsville, Regional Municipality of Niagara
396 - 100-16 NEC	502	Air Photo showing property of Harold E. Costello, Part Lot 14, Concession 2, Town of Grimsby, former Township of North Grimsby, Regional Municipality of Niagara
397 - 100-45	503	Surveyor's map and description of property owned by Mr. and Mrs. G.R. Ellis, Part of Lot 18, Concession 5, formerly Township of Louth, County of Lincoln, now Town of Lincoln, Regional Municipality of Niagara
398 - 100-17 NEC	505	Air Photo showing property of Edward P. Legros, Part Lot 95, former Township of Niagara, Town of Niagara-on-the-Lake, Regional Municipality of Niagara
399 - 100-24	508	Topographic map showing subject properties of Costain Limited (508 - 100-24), Deanfield Farms Limited (509 - 100-60), Niagara Peninsula Investments Limited (510 - 100-83), all in the Town of Grimsby, Regional Municipality of Niagara, prepared by John Bousfield Associates Limited, Consulting Town Planners, Toronto, Ontario
400 - 100-60	509	Plan showing lands owned by Deanfield Farms Limited, Part of Lot 4, Concession 2, former Township of North Grimsby, now Town of Grimsby, Regional Municipality of Niagara prepared by Kerry T. Howe, Ontario Land Surveyor, St. Catharines, Ontario
401 - 100-18	511	Bruce Trail sign made of metal,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
401 - <u>continued</u>		similar to signs posted along the Bruce Trail from Queenston to Tobermory by the Bruce Trail Club
402 - 100-28 NEC	515	Air Photo showing property of Nick Andreychuk, Part Lot 6, Concession 2, Town of Grimsby, former Township of North Grimsby, Regional Municipality of Niagara
403 - 100-21	516	Two communications with attached air photo sent to Dr. Joseph Saine from the Ministry of Natural Resources: one dated February 24, 1976; one dated January 12, 1982
404 - 100-21	516	Preliminary sketch No. 1, plan of subdivision, Town of Grimsby, property of Dr. Joseph Saine, prepared by Harry Weber, professional planner, dated December 9, 1975
405 - 100-21	516	Topographic map of area including Dr. Joseph Saine's property in the Town of Grimsby. Northway Survey Corporation Limited, Toronto, Canada. Scale: 200 feet = 1 inch
406 - 100-21	516	Letter of authorization, dated January 12, 1982, giving Dr. Joseph Saine the authority to represent the following: W. Klish, W. Bezchlibnyk, M. Barabash and E. Janishewskyj
407 - 100-21	516	Authorization given to Dr. Joseph Saine to represent Firestone Management Ltd., Joseph H. Firestone re: The Niagara Escarpment Proposed Plan Hearing. C.N.C.P. Telecommunications, January 19, 1982
408 - 100-21	516	Letter of authorization dated January 18, 1982, giving Dr. Joseph Saine the authority to represent Edwin J. Gadsby, re: the Niagara Escarpment Proposed Plan Hearing
409 - 100-21 NEC	516	Air Photo showing property of

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
409 - <u>continued</u>		Dr. Joseph Saine, Part Lot A and B, East Gore, Town of Grimsby, Regional Municipality of Niagara, as defined by the Niagara Escarpment Commission. January 26, 1982
410 - 100-41	518	Air Photo showing property of Robert Merritt, Town of Grimsby, Regional Municipality of Niagara
411 - 100-41 NEC	518	Air Photo showing properties of Robert Merritt, (1) Part Lot 10, Concession 2, Town of Grimsby (former Township of North Grimsby), Regional Municipality of Niagara; (2) Part Lot 10, Concession 3, Town of Grimsby (former Township of North Grimsby), Regional Municipal- ity of Niagara
412 - 100-25 NEC	519	Air Photo showing property of Lloyd N. Meyers, Part Lot 21, Concession 3, Town of Lincoln, Regional Municipality of Niagara
413 - 100-84	523	Air Photo showing property of Margaret and Steven Baran, Part Lots 17 and 18, Concession 5, former Township of Clinton, Town of Clinton, Regional Municipality of Niagara
414 - 100-84	523	Curriculum Vitae: Michael John Bacon, M.C.I.P.
415 - 100-44	524	Air Photo of area from Lake Ontario south to main scarp of the Niagara Escarpment, Town of Grimsby, Regional Municipality of Niagara, showing property of Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskyj
416 - 100-44	524	Base map of area from Lake Ontario south to main scarp of the Niagara Escarpment, Town of Grimsby, Regional Municipality of Niagara, showing property of Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskyj

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
417 - 100-44	524	Government of Canada, cut away portion of topographic map 1:50,000 for the area including Long Branch, Dundas and Grimsby, along Lake Ontario. Additional markings showing Lake Iroquois Bluff and Niagara Escarpment
418 - 100-44	524	Plan of survey showing property of Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskyj, Town of Grimsby, Regional Municipality of Niagara. John F. Mantle, Ontario Land Surveyor, 1976, Kerry T. Howe (Niagara) Limited
419 - 100-44	524	Map showing existing and proposed municipal watermain and sanitary sewer services, scale: 1 inch = 200 feet, November 1979, part of Town of Grimsby, Regional Municipality of Niagara. Source: W.L. Sears and Associates Limited
420 - 100-44 NEC	524	Air Photo showing property of Mrs. J. O'Donoghue and Mrs. R. Wrzesnewskyj, Part Lot A, East Gore, Town of Grimsby, Regional Municipality of Niagara
421 - 100-77 NEC	527	Air Photo showing property of Glen Bigger, Part Lots 15 and 16, Concession 5 and 6, former Township of Louth, Town of Lincoln, Regional Municipality of Niagara
422 - 100-40 NEC	527	Air Photo showing property of Harry Tomarin, City of St. Catharines, Regional Municipality of Niagara
423 - 100-40	531	Survey of property owned by Harry Tomarin, City of St. Catharines, Regional Municipality of Niagara, 1982
424 - 100-61 NEC	534	Air Photo showing property of Marie Alexander, Part Lot 3, Concession 3, former Township of Louth, Town of Pelham, Regional

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
424 - <u>continued</u>		Municipality of Niagara
425 - 100-69	535	Map: Brock University Properties Study - A Proposal. Miller O'Dell and Paul, Urban and Rural Planning Consultants Inc., St. Catharines, Ontario. September 12, 1981
426 - 100-69	535	Curriculum Vitae: Robert Charles O'Dell
427 - 100-69	535	Profile plan re: Lockhart Drive to Brock University Tower, St. Catharines, Regional Municipality of Niagara
428 - 100-38	536	Preliminary Plan of property owned by Mrs. Donald R. Tolmie, Part of Lot 1, Concession 5, former Township of Pelham, now Town of Pelham, Regional Municipality of Niagara. C.J. Clarke, Niagara Limited, Ontario Land Surveyors, April 10, 1980
429 - 100-38	536	Two colored photographs showing property of Mrs. Donald R. Tolmie and surrounding lands
430 - 100-38 NEC	536	Air Photo showing property of Mrs. Donald R. Tolmie, Part Lot 1, Concession 4 and 5, Town of Pelham, Regional Municipality of Niagara
431 - 100-67	538	Air Photo showing large area of land surrounding the property of Dr. and Mrs. R. Martin, Part Lot 139, Niagara-on-the-Lake, Regional Municipality of Niagara
432 - 100-67	538	Map showing property of Dr. and Mrs. R. Martin, Part Lot 139, Niagara-on-the-Lake, Regional Municipality of Niagara
433 - 100-67 NEC	538	Air Photo showing property of Dr. and Mrs. R. Martin, Part Lot 139, Town of Niagara-on-the-Lake,

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
433 - <u>continued</u>		Regional Municipality of Niagara
434 - 100-70	541	Curriculum Vitae: Robert Charles O'Dell
435 - 100-70	541	Air Photo of subject site, property of St. David's Sand and Gravel Limited, in the City of Niagara Falls, Regional Municipality of Niagara. Flown 1979. Scale: 1 inch = 100 feet
436 - 100-70	541	Land use map with planning legend and overlay, illustrating subject site, property of St. David's Sand and Gravel Limited, in the City of Niagara Falls, Regional Municipality of Niagara
437 - 100-70	541	Curriculum Vitae: I.P. Martini
438 - 100-70	541	Paleozoic map of Niagara Falls area including property owned by St. David's Sand and Gravel Limited
439 - 100-70 NEC	541	Air Photo showing property of St. David's Sand and Gravel Limited, Part Lots 16, 17, 24 and 25, former Township of Stamford, City of Niagara Falls, Regional Municipality of Niagara
440 - 100-30	542	Map showing the location of property owners in the Town of Pelham, Regional Municipality of Niagara, giving authorization to George Weldon to represent them at the Niagara Escarpment Proposed Plan Hearing in St. Catharines, Ontario
440a - 100-62	603	A map of the Fonthill area, Exhibit 440 - 100-30, updated under the direction of H.A. Patrick Little, legal council for the KAME group of citizens and known land owners supporting the Niagara Escarpment Plan

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
441 - 100-30	542	Authorization by certain residents of the Pelham area of the Region of Niagara for George Weldon to represent them at the Proposed Plan Hearing in St. Catharines, Ontario
442 - 100-72	543	Ontario Geological Survey Aggregate Resources Inventory Paper 4: Aggregate Resources Inventory of Town of Pelham, Regional Municipality of Niagara, Southern Ontario. Ministry of Natural Resources 1980
443 - 100-46 NEC	546	Air Photo showing property of Mr. and Mrs. A. Paolasini, Part Lot 22, Concession 3, former Township of North Grimsby, Town of Grimsby, Regional Municipality of Niagara
444 - 100-42 NEC	547	Air Photo showing property of Rankin Gauld, Part Lots 8, 9, 12 and 13, City of Niagara Falls, Regional Municipality of Niagara, as defined by the Niagara Escarpment Commission February 15, 1982
445 - 100-7	548	Air Photo showing property of TCG Materials Limited, Town of Pelham, Regional Municipality of Niagara with added information and legend
446 - 100-129 NEC	551	Air Photo showing property of Arthur Smith, Lot 12 and Part Lot 11, Concession 6, former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
447 - 100-132 NEC	552	Air Photo showing property of James Vidal Jr., Part Lot 12, Concession 4 and 5, former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
448 - 100-59	555	Key plan of survey M-2, including property of Robert Biggar, Part Lot 2, Concession 5, Township of Clinton, County of Lincoln, 1963
449 - 100-59	555	Sketch of proposed rural residential

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
449 - <u>continued</u>		subdivision, property of Robert Biggar, Part of Lot 2, Concession 5, Town of Lincoln, Regional Municipality of Niagara, 1974
450 - 100-59	555	Air Photo, Ministry of Transportation and Communications, an area of the Town of Lincoln, including escarpment area and property of Robert Biggar, west of Regional Road 24.
451 - 100-59	555	Air Photo showing marked property of Robert Biggar, Moyer Road, Town of Lincoln, Regional Municipality of Niagara
452 - 100-59	555	Letter, dated March 9, 1979, addressed to Mr. Bob Biggar from Harold J. Flaming, Field Officer, Rural Planning, Food Land Development Branch, Ministry of Agriculture and Food
453 - 100-59	555	Air Photo showing visable rock face both west and south of Robert Biggar property, Moyer Road, Town of Lincoln
454 - 100-59 NEC	555	Air Photo showing property of Robert Biggar, Part Lot 2, Concession 5, Former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
455 - 100-80	558	Map 1, showing property of T.G. Bright & Co. Limited, City of Niagara Falls, Regional Municipality of Niagara, showing designations under the Proposed Plan of the Niagara Escarpment Commission
456 - 100-80	558	Map 2, showing property of T.G. Bright & Co. Limited, City of Niagara Falls, Regional Municipality of Niagara, showing requested changes made by T.G. Bright & Co. Limited requesting a portion of "A" and all

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
456 - <u>continued</u>		of "C" and all of "E" be deleted from the Proposed Plan
457 - 100-80	558	T.G. Bright & Co. Limited, Pictorial Presentation of Lands North of Mountain Road, West of the Queen Elizabeth Highway, City of Niagara Falls including three maps. Photographs taken by Allen R. Goar, December 1981
458 - 100-80	558	City of Niagara Falls, Planning and Development Committee report: PD/7/82 dated January 20, 1982 re: T.G. Bright & Co. Limited proposal. Certified true and correct, Deputy Clerk, February 22, 1982
459 - 100-80	558	City of Niagara Falls, Minutes of Council, January 25, 1982 re: T.G. Bright & Co. Limited, proposal. Certified true and correct, Deputy Clerk, February 22, 1982
460 - 100-80	558	Council resolution 2-82, The Regional Municipality of Niagara, February 4, 1982 re: T.G. Bright & Co. Limited lands. Certified true and correct, Clerk
461 - 100-80 NEC	558	Air Photo showing property of T.G. Bright & Co. Limited, Part Lots 6, 7, 13, 14, 27 and 28, former Township of Stamford, City of Niagara Falls and Part Lot 136, Town of Niagara-on-the-Lake, Regional Municipality of Niagara
462 - 100-130 NEC	560	Air Photo showing property of Alfred Blaney, Part Lot 21, Concession 4, Town of Lincoln, Regional Municipality of Niagara
463 - 100-131 NEC	561	Air Photo showing property of Steve Armbruster, Part Lot 20, Concession 4, Town of Lincoln, Regional Municipality of Niagara
464 - 100-126 NEC	562	Air Photo showing property of G.

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
464 - <u>continued</u>		Robert Hambleton, Part Lot 2, Concession 6, Town of Lincoln, Regional Municipality of Niagara
465 - 100-31	563	Site plan showing property of Mrs. M.L. Bartsch, Town of Lincoln, with three overlays showing Generalized land use, official plans and the Niagara Escarpment Commission Plan
466 - 100-31	563	Curriculum Vitae: Robert James Miller
467 - 100-31	563	Curriculum Vitae: Jerome M. Hagarty
468 - 100-31	563	Air Photo showing property of Mrs. M.L. Bartsch, Town of Lincoln
469 - 100-31	563	Air Photo showing property of Mrs. M.L. Bartsch, Part Lot 15, Concess- ion 5, former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
470 - 100-43 NEC	564	Air Photo showing property of Blair Hansler, Part Lot 3, Concession 5, Town of Pelham, Regional Municipality of Niagara
471 - 100-27 NEC	565	Air Photo showing property of James B. Thompson, Part Lot 7, Concession 5, former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
472 - 100-128 NEC	566	Air Photo showing property of Kampco Recreation Ltd., Part Lot 17 and 18, Concesssion 5, former Township of Clinton, Town of Lincoln, Regional Municipality of Niagara
473 - 100-65 NEC	594	Air Photo showing property of William and Rose Sametz, Part Lot 1, Concession 2, Town of Grimsby, Regional Municipality of Niagara
474 - 100-133 NEC	596	Air Photo showing property of Randy

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
474 - <u>continued</u>		Melnechuk, Part Lot 23, Concession 6, Town of Lincoln, Regional Municipality of Niagara
475 - 100-62	603	MAP 1 - Paleozoic Geology of the Pelham Area. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
476 - 100-62	603	MAP 2 - Pleistocene Geology of the Pelham Area. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
477 - 100-62	603	MAP 3 - Alternative Escarpment Corridors. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
478 - 100-62	603	MAP 4 - Earth Science Features, Pelham Area. Steed and Evans Ltd. Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
479 - 100-62	603	MAP 5 - Aquatic Resources, Pelham Area. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
480 - 100-62	603	MAP 6 - Natural Features, Pelham Area. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
481 - 100-62	603	MAP 7 - Scenic and Historic Features, Pelham Area. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
482 - 100-62	603	MAP 7A - Visibility of The Fonthill Edge. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
483 - 100-62	603	MAP 8 - Resources in the Vicinity of the Escarpment. Steed and Evans Ltd., Fonthill Pit, Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
484 - 100-62	603	MAP 9 - Aggregate Resources, Fonthill Kame. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
485 - 100-62	603	MAP 10 - Lands Available for Mining, Fonthill Kame. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
486 - 100-62	603	Ministry of Natural Resources, Ontario Geological Survey, Preliminary Map P. 2399, Recommended High Priority Mineral Resource Protection Areas, Proposed Niagara Escarpment Planning Area (PNEPA), Scale 1:250,000 dated 1981
487 - 100-62	603	MAP 11 - Agricultural Capability, Fonthill Kame. Steed and Evans Ltd., Fonthill Pit. Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
488 - 100-62	603	MAP 12 - Alternative Plan for the Niagara Escarpment, Pelham Area, Steed and Evans Ltd., Fonthill Pit, Scale 1:12500. Ecologistics Ltd., Kitchener, Ontario
489 - 100-62 NEC	603	Vegetation and Replanting report prepared by Dr. Derek J. Coleman, January 1980 for presentation at a Niagara Escarpment Commission development control permit application hearing. Field work done in 1978
490 - 100-62 NEC	603	Nine Items: A series of nine maps, Paleozoic Geology, Ontario Division of Mines,

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490 - <u>continued</u>		Ministry of Natural Resources: (1) Map 2344, Niagara, Paleozoic Geology (2) Map 2343, Grimsby, Paleozoic Geology (3) Map 2336, Hamilton, Paleozoic Geology (4) Map 2337, Brampton, Paleozoic Geology (5) Map 2342, Guelph, Paleozoic Geology (6) Map 2338, Bolton, Paleozoic Geology (7) Map 2339, Orangeville, Paleozoic Geology (8) Map 2340, Dundalk, Paleozoic Geology (9) Map 2341, Collingwood - Nottawasaga, Paleozoic Geology
491 - 100-62	603	Terrain Map 1 - Fonthill Area, Hydrogeologic Investigation for Steed and Evans Ltd., Scale 1:25,000. Project 78:19 Gartner Lee Associates Limited
492 - 100-62	603	Bedrock Topography Map 2 - Fonthill Area, Hydrogeologic Investigation for Steed and Evans Ltd., Scale 1:25,000. Project 78:19 Gartner Lee Associates Limited
493 - 100-62	603	Ontario Geological Survey, Preliminary Map P.2400 Bedrock Topography Series. Niagara and Niagara-on-the-Lake Area. Issued 1981. Additional markings by E. Grant Anderson: approximate location of Steed and Evans Ltd.'s property
494 - 100-62	603	Surface Drainage Map 3 - Fonthill Area, Hydrogeologic Investigation for Steed and Evans Ltd. Scale 1:25000. Project 78:19 Gartner Lee Associates Limited
495 - 100-62 NEC	603	Curriculum Vitae: Dr. Peter Peach

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496 - 100-62 NEC	603	Fonthill Hydrogeologic Study, Lots 4 and 5, Concession 6, Town of Pelham for Steed and Evans Ltd., Gartner Lee Associates Limited, Project No. 78:19. September 1978
497 - 100-62	603	Topographic and Geologic Sections, Pelham Area (to scale), drawn under the supervision of Grant Anderson and Andrew Cooper, Gardner Lee Associates Limited
498 - 100-62	603	List of completed International Biological Program/CT checklists for Ontario, obtained from the Ministry of Natural Resources by Dr. Derek J. Coleman
499 - 100-62	603	St. John's Conservation Area, International Biological Checksheet
500 - 100-62 NEC	603	Topographic Map: Niagara, Ontario, Scale 1:50,000 - Contour interval 25 feet, Department of National Defence 30M/3W Edition 4, MCE Series A 751. Additional markings on map
501 - 100-62 NEC	603	Drainage Divides, In Vicinity of Steed and Evans property, Town of Pelham, Regional Municipality of Niagara. Topographic map 1:25,000 - blown up 10 times, with legend
502 - 100-62	603	Guidelines on the Man-Made Heritage Component of Environmental Assessments, prepared by John Weiler, Historical Planning and Research Branch, Ontario Ministry of Culture and Recreation. September 1980
503 - 100-62	603	Curriculum Vitae: Andrew John Cooper
504 - 100-62	603	Preliminary Map P.764, Geological Series, Quaternary Geology of the Niagara Area. Scale 1:50,000. Division of Mines, Ministry of Natural Resources, 1972. B.H. Feenstra

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505 - S 200-44	604	Alternative 1, Industrial and Commercial Land Use Proposal, Watergate Holdings, South of Highway No. 5, Township of Flamborough, Regional Municipality of Hamilton-Wentworth. Montague Pond Associates Limited, Planning Consultants
506 - S 200-44 NEC	604	Air Photo showing property of Watergate Investments Ltd., Part Lot 12, Concession 3, Township of Flamborough, Regional Municipality of Hamilton-Wentworth
507 - S 200-47 NEC	605	Air Photo showing property of R.T. Sherwin, Part Lots 23 and 24, Concession 2, Part Lot 23, Concession 3, Township of Flamborough. Regional Municipality of Hamilton-Wentworth
508 - S 300-50	608	Niagara Escarpment Commission Proposed Plan Map 3 - Regional Municipality of Halton, with additional markings by Malcolm Martin re: Mohawk Quarries Limited property
509 - S 300-50	608	Curriculum Vitae: Dr.A.G. McLellan
510 - S 300-50 NEC	608	Air Photo showing property of Mohawk Quarries Limited and Campbellville Gravel Supply Limited, Lot 8, Concession 4, Town of Milton (former Township of Nassagaweya), Regional Municipality of Halton
511 - S 300-58	609	Map of Town of Halton Hills (Esquesing Rural Area) with additional red markings indicating properties of members of the Speyside Area Ratepayers Association and markings indicating the property of Standard Aggregates Limited
512 - S 300-58	609	Niagara Escarpment Commission Proposed Plan Map 3 - Regional

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512 - <u>continued</u>		Municipality of Halton. Additional markings placed on map by the Speyside Ratepayers Association indicating the property of Standard Aggregates Limited
513 - S 300-127	669	Niagara Escarpment Commission Preliminary Proposals Map showing Regional Municipality of Halton with additional markings by Tom C. Foster indicating his property
514 - S 300-127 NEC	669	Air Photo showing property of Tom C. Foster, E 1/2 Lot 4, Concession 2 NS, City of Burlington, Regional Municipality of Halton
515 - S 300-64 NEC	674	Air Photo showing properties of Di Pasquale, Zarratto and Papais, Part Lot 11, Concession 1, Town of Milton; Middlebrook and Esson, Part Lot 12, Concession 1, Town of Milton; Loach and Lean, Part Lot 13, Concession 1, Town of Milton; all within the Regional Municipality of Halton
516 - S 300-124	676	Curriculum Vitae: Clarence Riepma
517 - S 300-124	676	Air Photo of the Ronald and Jeanne Shepherd property, City of Burlington, accompanied by a photograph of the subject property
518 - S 300-124	676	A series of four photographs, property of Ronald and Jeanne Shepherd, City of Burlington (a) photo of swimming pool (b) photo of pavillion (c) photo of overnight camp use (d) photo of forest growth in area
519 - S 300-124 NEC	676	Air Photo showing property of Ronald and Jeanne Shepherd, Lot 24, Concession 2 NDS, City of Burlington, Regional Municipality of Halton
520 - S 300-124	676	Certified true copy of the City of

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520 - <u>continued</u>		Burlington Comments Regarding The Proposed Plan for the Niagara Escarpment. City of Burlington, February 14, 1980
521 - S 100-142 NEC 677		Air Photo showing property of Alistair McKinlay, Part Lot 22, Concession 2, Town of Grimsby, (former Township of North Grimsby), Regional Municipality of Niagara
522 - S 300-50	608	Topographic Analysis, Hilton Falls Complex, prepared by the Halton Region Conservation Authority
523 - S 300-50	608	Topographic Analysis, Hilton Falls Complex, Halton Region Conservation Authority. Additional markings by Dr. A.G. McLellan to show a line at a 300 metre distance from the scarp, the line crossing a corner of the Mohawk Quarries subject property
524 - 300-34 NEC	359 and 360	Air Photo showing property of J. Bryan Vaughan and Dorothy Truax Vaughan, Part Lots 28 and 29, Concession 11, Town of Halton Hills (former Township of Esquesing) and the property of John H. Aiken, Part Lot 28, Concession 11, Town of Halton Hills, Regional Municipality of Halton
525 - S 800-22 NEC	682	Air Photo showing property of Mrs. W.I. Watson, Lots 44 and 45, Concession 1, EBR, Township of St. Edmunds, County of Bruce
526 - S 800-59 NEC	687	Air Photo showing property of Rodger and Mary Schwass, Part Lot 29, 30, 31, Concession 7 EBR, Township of Lindsay, County of Bruce
527 - S 800-32 NEC	690	Air Photo showing property of Jerry Rutherford, Part Lot 15, Concession 7, EBR, Township of Eastnor, County of Bruce

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528 - S 700-98 NEC	692	Air Photo showing property of Hubert Cheshire, Part Lot 26, Colpoys Range, Township of Keppel, County of Grey
529 - S 700-88 NEC	694	Air Photo showing property of Donald Douglas Halls, Township of Keppel, County of Grey
530 - S 500-107 NEC	698	Air Photo showing property of Mr. and Mrs. Mervyn Ferris, Part Lots 13 and 14, Concession 1 and 2 WHS, Township of Mulmur, County of Dufferin
531 - S 500-31 NEC	699	Air Photo showing property of Keith J. McNenly, Part E 1/2 Lot 6, Concession 1 WHS, Township of Mono, County of Dufferin
532 - 500-78 NEC	701	Air Photo showing property of Mr. and Mrs. H.P. Graham, East 1/2 Lot 31, Concession 5 EHS, Township of Mulmur, County of Dufferin
533 - S 500-79 NEC	702	Air Photo showing property of Robert Wilkinson, Part East 1/2 Lot 32, Concession 1 EHS, and Part West 1/2 Lot 32, Concession 2 EHS, Township of Mulmur, County of Dufferin
534 - S 500-81 NEC	703	Air Photo showing property of Wilson R. Still, Part West 1/2 Lot 8, Concession 3, EHS, Township of Mono, County of Dufferin
534 - S 500-81 NEC	703	
535 - S 500-98 NEC	704	Air Photo showing property of W. Sloam, Pt. E 1/2 Lot 20, Concession 1 EHS, Township of Mulmur, County of Dufferin
536 - S 500-9	705	Township of Mono, Map 1, County of Dufferin. Additional markings indicate "land supported by public funds"
537 - S 500-9	705	Map, Township of Mulmur, County of Dufferin. Additional markings indicate

<u>Exhibit Number</u>	<u>Submission Number</u>	<u>Exhibit</u>
537 - <u>continued</u>		lands owned by the following: "Government, School, Dufferin County and Mulmur Township"
538 - S 500-9	705	Map of the Township of Mulmur, County of Dufferin. Additional markings indicate land "owned by resident farmer" and "rented by resident/area farmer". Source 1981 assessment roll
539 - S 500-9	705	Township of Mono, Map 1, County of Dufferin. Additional markings indicate land "owned by resident farmer" and "rented by resident/ area farmer". Source 1981 assessment roll
540 - S 500-3	706	A section of the Niagara Escarpment Commission Proposed Plan, Map 4, County of Dufferin: Township of Mono, with additional markings indicating 52 property owners (43 in proposed plan and 9 outside proposed plan) supporting the Proposed Plan
541 - S 500-7 NEC	711	Two Items: (a) Air Photo showing property of James White, Part W 1/2 Lot 31, Concession 3 EHS, Township of Mono, County of Dufferin (b) Air Photo showing property of James White, Part E 1/2 Lot 2, Concession 1 EHS, Township of Mulmur, County of Dufferin
542 - S 600-36 NEC	713	Air Photo showing property of Curtis Royal, Part Lot 1, Concession 6 and Part Lot 2, Concession 5, Township of Nottawasaga, County of Simcoe
543 - S 600-38 NEC	714	Air Photo showing property of Clifford Flack, Part S 1/2 Lot 5, Concession 6, and W 1/4 Lot 4, Concession 5, Township of Nottawasaga, County of Simcoe

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544 - S 600-39 NEC	715	Air Photo showing properties of Glen and Paul Millsap, E 1/2 Lot 2, Lot 3 and 4 and E 1/2 Lot 6, Concession 6, Township of Nottawasaga, County of Simcoe
545 - S 600-46 NEC	716	Air Photo showing properties of Ronald Coulter, W 1/2 Lot 2, Concession 6, E 1/2 Lot 1, Concession 7, Township of Nottawasaga, County of Simcoe
546 - S 600-40 NEC	717	Air Photo showing property of Robert Giffen, Part Lots 15 and 16, Concession 7, and Part W 1/2 Lot 16, Concession 7, Township of Nottawasaga, County of Simcoe
547 - S 600-41 NEC	718	Air Photo showing property of Elwood Culham, Lot 14, Concession 11, Township of Nottawasaga, County of Simcoe
548 - S 600-43 NEC	719	Air Photo showing property of James Shields, S 1/2 Lot 18, Concession 9, Township of Nottawasaga, County of Simcoe
549 - S 600-42 NEC	720	Air Photo showing property of Brink Arnold, S 1/2 Lot 11, Concession 9, Township of Nottawasaga, County of Simcoe
550 - S 600-44 NEC	721	Air Photo showing property of Charles McLeod,
551 - S 600-21 NEC	723	Air Photo showing property of Darrel Taylor, West 1/2 Lot 3, Concession 12, Township of Nottawasaga, County of Simcoe
553 - S 600-34 NEC	724	Air Photo showing property of David Ruttan, Lot 2 and Part Lot 3, Concession 12, Township of Nottawasaga, County of Simcoe
554 - S 600-51 NEC	725	Air Photo showing property of Harold Scott, Part Lot 3, Concession

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555 - S 600-35 NEC	726	Air Photo showing property of George Shepherd, Part Lot 7, Concession 12, Township of Nottawasaga, County of Simcoe
556 - S 600-37 NEC	727	Air Photo showing property of Clifford Weston, Part N 1/2 Lot 6, Concession 4, Township of Nottawasaga, County of Simcoe
557 - S 600-47 NEC	728	Air Photo showing property of Carmarthan Lake Farms Ltd., Lots 19-23, Concession 12, S 1/2 Lot 21, Concession 11, Township of Nottawasaga, County of Simcoe
558 - S 600-50 NEC	729	Air Photo showing property of William Latimer, Part W 1/2 Lot 6, Concession 6, Township of Nottawasaga, County of Simcoe
559 - 700-72	405	Certified true copy of Resolution No. 7, dated May 25, 1982, Beaver Valley Planning Board, re: The firm of Ecological Services for Planning to represent this Board at the Niagara Escarpment Proposed Plan Hearing
560 - 700-72	405	Certified true copy of a Resolution dated June 5, 1982, Township of Artemesia, accepting the proposed Secondary Plan of the Beaver Valley study and that Ross Arthur be appointed to present same at the Niagara Escarpment Proposed Plan Hearing
561 - 700-72	405	Certified true copy of a Resolution dated June 3, 1982, Township of Euphrasia, approving in principal the results of the Technical Report and authorizing Ross Arthur to make such a presentation at the Niagara Escarpment Proposed Plan Hearing

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562 - S 700-4 NEC 743

Air Photo showing properties of
Dr. Raymond O. Heimbecker, South
1/2 Lot 7, Concession 2, and Part
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Township of Collingwood, County of
Grey

APPENDIX (I)

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Ontario

A. L. McCrae, Chief Hearing Officer
 W. T. Shrives, Hearing Officer
 M. D. Henderson, Hearing Officer

Walter W. Gowing
 Administrator

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Forbes, Harold M.	G 700-38	152	2
	S 800-18	681	4
Foster, T.C.	S 300-127	669	3
Foundation for Aggregate Studies	G 700-143	215	2
	100-72	543	3
	300-55	363	3
	S 400-25	697	3
	500-56	289	4
Fowler, Mr. and Mrs. D.B.	500-70	302	4
Fox, Murray	700-84	416	4
Fox, Richard	800-27	403	4
Francescut, Danny A.	700-96	448	4
Franklin, Dr. John	500-60	297	4
Fretz, Jim	100-36	512	3
Gallaughier, Mrs. Evelyn	500-91	304	4
Gallaughier, Howard	500-55	270	4
Gallaughier, Mrs. Jaunita	500-94	306	4

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Gardiner, Mr. and Mrs. John	200-37	102	3
Gariepy, Doreen B.	S 500-103	710	4
Gariepy, Kenneth A.	500-67	299	4
Gattis, Ronald	800-41	383	4
Gauld, Rankin	100-42	547	3
Georgian Group	400-4	231	3
Gertler, Leonard O.	G 700-112	163	2
Gibson, Dr. James A.	100-32	533	3
Giffen, Robert	S 600-40	717	4
Gillies, Allan	700-2	425	4
Gilmour, W.A.	G 200-56	67	2
Gisbrenner, Ms. Linda	200-34	111	3
Glendale Golf & Country Club Limited	200-22	92	3
Glooschenko, Ms. Valanne	G 200-13	32	2
Goldfan Holdings Limited	300-41	357	3
Goldman, Murray	500-32	274	4
Goldman, Ralph and Donna	500-50	290	4
Goodwin, K.D.	500-48	282	4
Graham, Mr. and Mrs. H.P.	S 500-78	701	4
Grandoni, Miss Jean	100-74	544	3
Grandoni, Peter	100-73	559	3
Grant, Mr. and Mrs. Donald J.	G 700-12	124	2
	800-33	377	4
Grant, Mr. and Mrs. Peter	100-110	577	3
Greenfield, David	300-20	335	3

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Grey, County of	G 700-97	117	2
	700-72	405	4
Griffith, J.T.	100-125	525	3
Grimsby, Town of	100-26	491	3
Grove, Marvin	G 200-19	60	2
Halbert, Keith	500-15	319	4
Halls, Donald D.	S 700-88	694	4
Halton Field Naturalists	400-3	245	3
	300-7	339	3
Halton Hills, Town of	G 200-90	57	2
	300-31	328	3
Halton Region Conservation Authority	G 200-43	36	2
	300-45	369	3
Halton, Regional Municipality of	G 200-24	58	2
	300-11	326	3
Hambleton, G. Robert	100-126	562	3
Hamill, Stewart E.	G 700-118	184	2
	700-90	451	4
Hamilton, City of	200-9	76	3
Hamilton, George	700-99	414	4
Hamilton Naturalists Club	G 200-16	74	2
	100-53	600	3
Hamilton Region Conservation Authority	G 200-5	34	2
	200-2	77	3

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Hamilton, Mr. and Mrs. R.M.P.	500-71	276	4
Hamilton-Wentworth, Regional Municipality of	200-5	78	3
Hansler, Blair W. and John A.	100-43	564	3
Hardman, Mrs. V.	500-87	307	4
Hardy, Mr. and Mrs. Alan	200-35	110	3
Harmes, Mrs. Ingrid	100-101	588	3
Harris, George	400-25	247	3
Harrison, Earle	S 300-77	617	3
Harrison, Ken and Sharon and Fiddlement, Len and Keywan, William	500-19	266	4
Harshman, G. Frank	G 200-76	10	2
Hawkins, Ian	500-12	286	4
Heimbecker, Dr. and Mrs. Paul	600-24	486	4
	S 700-4	743	4
Henry, Gordon	500-68	293	4
Henry, Kenneth and Pauline	500-58	322	4
Henry, Miss Norah	500-69	294	4
Hepburn, William	800-37	384	4
Hewitt, Clarence	G 200-92	45	2
	300-40	345	3
Highfields Farm Limited	400-17	240	3
Hildebrandt, Charles	G 200-36	63	2
Hill, Gordon T.	G 700-8	218	2
Hill, Mr. and Mrs. Gordon T.	800-29	392	4
Hill, Rowland	100-121	569	3

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Hindson, David	G 700-125	205	2
Hockley Valley Improvement Association	500-17	292	4
Hodgson, George	500-89	273	4
Holland, Township of	G 700-56	170	2
Horner, Bert	500-53	268	4
Horton, Mrs. L.	500-65	301	4
Howes, J. Douglas	G 200-54	39	2
	500-18	315	4
Howes, Mrs. Patricia	500-72	303	4
Howey, A.E.	100-88	601	3
Hubbard, Mrs. D.	S 100-141	657	3
Hurren, Harold	300-14	341	3
Iacobelli, Mr. Celeste	S 200-48	606	4
Iroquoia Bruce Trail Club	200-15	91	3
Islington Investments Limited	300-19	350	3
Isthmus Bay Property Owners' Association	G 700-11	122	2
Jackson, Dr. John N.	G 200-18	2	2
	100-56	537	3
Jade Mountain Estates Ltd.	500-35	272	4
Jakymyn, Stephen	100-47	545	3
Jarvis, Mrs. Margaret	500-97	314	4
Jenkins, Innis	800-4	376	4
Johnson, Joseph W.	G 700-60	125	2
	S 800-58	686	4

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Johnson, Raymond and Barbara	100-115	568	3
Johnson, Wayne	100-117	597	3
Johnston, Alex	G 700-34	145	2
	700-68	426	4
Johnston, John R.	500-83	325	4
Jones, Mrs. Joyce	500-11	257	4
Jones, Thomas N.	G 700-87	193	2
	700-65	420	4
Jones, Richard C.	G 700-93	173	2
Jurss, Alfred	G 200-42	65	2
	300-42	354	3
Kaiser, Hubert	500-74	271	4
Kampco Recreation Limited	100-128	566	3
Kendal, Mr. and Mrs. Harold	500-52	291	4
Kenzie, James B.	S 300-94	637	3
Keppel, Township of	G 700-33	118	2
	700-87	406	4
Kindrick, Bryce	S 800-12	688	4
King, Albert	700-112	468	4
Kirk, Malcolm	G 200-32	9	2
Kitchener-Waterloo Field Naturalists	G 200-25	16	2
Kleefeld, Hans	G 700-119	733	2
Knisley, Kenneth and Edna	S 100-139	655	3
Koechlin, Goetz	500-29	311	4
Kramer, Charlie	700-104	473	4

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Kropschot, Mrs. Robert	800-56	401	4
Landherr, Mrs. Carrie	700-54	432	4
Landherr, Ray	700-53	431	4
Laughton, Mr. and Mrs. Greg	100-93	549	3
Lathrop, D.W.	S 100-138	654	3
Latimer, William	S 600-50	729	4
Lawson, Mrs. Mary	400-15	230	3
Leeson, Mrs. Leta	S 500-10	712	4
Lefebure, John V.	G 200-93	35	2
Legros, Edward P.	100-17	505	3
Lemcke, Ivan	G 700-63	186	2
	800-31	380	4
Lerner, Mrs. Frances	800-48	389	4
Lesich Construction Company Limited	700-47	409	4
Lesich, Joseph	G 700-67	155	2
Leverty, Robert	G 700-103	157	2
Leverty, Robert and Michael	700-95	739	4
LeWarne, Miss Jane C.	G 200-85	72	2
Libby, A.H.	800-44	387	4
Lincoln, Town of	G 200-38	31	2
	100-52	492	3
Loach, Gerald O. and Lean, R.	S 300-65	673	3
Lobban, Mrs. Joan	700-28	456	4
Local Architectural Advisory Committee - Cookstown	G 700-32	221	2

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Long, Robert J.	S 500-104	708	4
Lookout Point Golf and Country Club Limited and Concerned Citizens for the Fonthill Kame Moraine	G 200-67 100-30	42 542	2 3
Lord Elgin High School	G 200-44	18	2
Loucks, Dr. Charles H.	800-52	390	4
Lowcock, Mrs. Murial	G 700-85 500-34	196 253	2 4
Lyons, James	400-9	233	3
MacKenzie, Mrs. Lois	100-91	522	3
MacKenzie, Ms. Margaret	G 200-47	66	2
Mackie, Verdon	800-13	378	4
MacMillan A.D.	500-77	309	4
MacRae, John E.	G 200-65	70	2
MacQueen, Donald	700-108	470	4
MacRae, Dr. Donald C.	100-123	567	3
Main, Neil	100-96	570	3
Martin, Amos C. Ltd.	300-27	371	3
Martin, Frank J.	200-27	98	3
Martin, Kenneth E.	G 200-81 200-8	1 83	2 3
Martin, Mrs. Madge	100-98	589	3
Martin, Dr. and Mrs. R.	100-67	538	3
Mathais, Dorothy	100-113	574	3
Mathais, Mrs. Mary Anne	100-114	575	3

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Matulewicz, Alex	G 200-61	15	2
Mayhew, Leonard	800-57	402	4
McConnell, Herman	S 700-120	734	4
McCreath, Ralph S.	500-47	263	4
McDonnell, Frances M.	S 300-73	613	3
McDonnell, Martin J.	S 300-76	612	3
McFee, A.	S 300-70	667	3
McIlwraith Field Naturalists of London Inc.	G 700-76	160	2
McKague, Clayton	G 700-28	220	2
	S 800-14	689	4
McKay, Bruce N.	700-9	418	4
McKee, J.V.	500-28	264	4
McKessock, Robert, M.P.P.	G 700-26	121	2
	700-17	440	4
McKinlay, Alistair	S 100-142	677	3
McLaren, Mrs. L.	500-88	305	4
McLeod, Charles	S 600-44	721	4
McLeod, Donald A.	S 600-45	722	4
McMeeken, Mr. and Mrs. R.C.	S 300-79	619	3
McNenly, Keith J.	S 500-31	699	4
McNichol, Phil	G 700-64	204	2
	800-8	379	4
Medland, Dr. and Mrs. D.	S 300-113	660	3
Melancthon, Township of	G 700-121	131	2
	500-38	267	4

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Melnechuk, Randy	100-133	596	3
Meredith, C.T.	500-76	313	4
Merritt, Robert	G 700-3	178	2
	100-41	518	3
Metropolitan Toronto and Region Conservation Authority	400-1	236	3
Miller, Mrs. Kathy	500-43	324	4
Millsap, Glen and Paul	S 600-39	715	4
Milton High School	G 200-87	26	2
Milton, Town of	G 200-89	56	2
	300-35	372	3
Ministry of Natural Resources	G 700-17	214	2
Mitchell, G.E.	200-12	90	3
Mitchell, John E.	300-37	343	3
Mitchell, Keith	100-134	571	3
Moffatt, Donald	500-8	254	4
Moffatt, Norman H.	500-51	280	4
Mohawk Quarries Limited	S 300-50	608	3
Mokrytzki, Boris	S 300-107	648	3
Mokrytzki, Steve	S 300-106	647	3
Mokrytzki, Mrs. Vera V.	S 300-108	649	3
Mono, Township of	G 700-102	160	2
	500-26	316	4
Moos, Alfred	700-97	442	4
Moos, Bernd	700-1	443	4

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Morgan, Edward W.N.	100-112	573	3
Morrow, Samuel H.	500-2	277	4
Morse, Mrs. Mary	100-124	587	3
Mouriopoulis, Nick	100-8	498	3
Mulmur, Township of	G 700-29	148	2
	500-6	250	4
Murphy, Harold	800-23	400	4
Murray, Mrs. Helen L.	S 500-106	709	4
Myers, Lloyd N.	100-25	519	3
Nature Conservancy of Canada	G 700-141	139	2
New Democratic Party (Ontario)	G 200-48	48	2
New England Slate Limited	100-119	583	3
Niagara Bruce Trail Club	100-35	540	3
Niagara Escarpment Central Ratepayers Association	G 700-129	151	2
	S 500-9	705	4
Niagara Escarpment Interest Groups Advisory Committee	G 200-41	47	2
Niagara Escarpment Northern Ratepayers Association	G 700-62	203	2
	800-30	404	4
Niagara Escarpment Regions and Counties Advisory Committee	G 200-14	7	2
Niagara Falls, City of	100-55	495	3
Niagara Falls Nature Club	100-68	517	3
Niagara-on-the-Lake, Town of	100-51	494	3

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Niagara Peninsula Investments Limited	100-83	510	3
Niagara, Regional Municipality of	G 200-3	3	2
	100-2	489	3
Niagara Region Chamber of Commerce	100-57	554	3
Noisy River Fishing Club	600-11	482	4
North Grey and Sauble Valley Conservation Authority	G 700-131	141	2
Nottawasaga, Township of	G 700-126	177	2
	600-1	475	4
Obranovich, S.J.	200-31	114	3
O'Donoghue, Mrs. J. and Wrzesnewskyj, Mrs. R.	100-44	524	3
Oliver, Lloyd	G 700-1	158	2
	100-18	511	3
Ontario Association of Landscape Architects	G 200-52	37	2
Ontario Conservation Panel of the Canadian Inter- national Biological Programme	G 700-73	192	2
Ontario Federation of Agriculture	G 200-73	6	2
Ontario Federation of Anglers and Hunters	G 200-63	69	2
Ontario Historical Society	G 200-21	29	2
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Ontario Rock Climbing Association	300-39	352	3
Ontario Society of Environmental Management	G 700-124	130	2
Ontario Trail Riders Association	100-49	591	3
	200-3	96	3
	300-43	338	3
	400-21	232	3
	500-30	256	4
	700-86	469	4
O'Reilly, Mr. and Mrs. James	300-5	340	3
Ottawa Field Naturalists Club	G 200-57	68	2
Owen Sound, City of	700-82	408	4
Paolasini, Mr. and Mrs. A. and Paolasini, Tony	100-46	546	3
Pavlovich, Ronald	200-40	106	3
Payne, Dr. Robert	G 700-105	143	2
Pearce, J.A.	500-45	252	4
Pearse, Robert M.	G 700-52	224	2
Peel, Regional Municipality of	400-22	229	3
Pelham, Town of	G 200-22	30	2
	100-22	490	3
Pemberton, Jack D.	S 300-68	615	3

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Peninsula Field Naturalists	100-87	550	3
Pennachetti, John T.	100-10	500	3
Penson, William F.	300-25	348	3
Perry, Dr. and Mrs. V.R.	500-75	310	4
Peterson, Mrs. Melva	G 700-137	226	2
	S 700-83	693	4
Phillips, Dr. J.H.H.	100-85	506	3
Phillips, Mrs. Jean	100-86	507	3
Porter, Mr. and Mrs. Robert and Porter, Robert Jr.	700-7	419	4
Potter, Mrs. Irene	G 700-43	166	2
	700-62	430	4
Prange, Meryl	G 700-135	181	2
	700-92	412	4
Pratt, W.M., Q.C.	G 700-94	194	2
Pratten, F.R.	100-23	513	3
Preece, Mr. and Mrs. Norman	100-82	521	3
Preservation of Agricultural Land Society	100-71	532	3
Property Owners Rights Association	G 700-4	179	2
	100-29	529	3
Prucyk, Mr. and Mrs. Joseph	300-2	366	3
Puddicombe, J.B. & Son Limited	200-20	80	3
Quinton, Mrs. Margaret	G 700-22	165	2
	700-14	427	4

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R.D.B. Building Products Ltd.	300-52	351	3
Ralph, Angus	G 700-36	128	2
	800-16	382	4
Rattlesnake Point Citizens Group	G 200-33	51	2
Rauk, Sergei and Erika	500-49	284	4
Raymond, J. Ross	G 700-25	206	2
Reed, Mrs. J.	S 300-69	616	3
Reed, Laurie E.	S 300-121	663	3
Reed, Mrs. Margaret	100-81	530	3
Reese, R.E.	100-100	598	3
Regan-Graham Limited	S 400-26	696	3
Reid, Barry W.	700-76	435	4
Reid, Robert W.	700-75	436	4
Reid, Walter	700-77	434	4
Reive, Tom	500-5	287	4
Rennie, R. Alonzo	700-11	429	4
Rice and McHarg Limited	S 300-62	653	3
Rice, Catherine B.	100-63	504	3
Rice, W.A.	100-111	572	3
Richardson, Frank and Ismay	G 700-21	183	2
	800-11	396	4
Richardson, Gordon	G 700-37	123	2
Richardson, Gordon and Rhonda	800-17	394	4
Richmond Hill Naturalists Club	G 200-27	17	2

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Robb, Donald	500-96	323	4
Roberts, Albert E.	S 100-140	656	3
Robinson, Mrs. Anne	100-97	593	3
Rodgers, James and Shirley	800-19	397	4
Roland, Mrs. Audrey	100-105	576	3
Rowland, D.J.	700-3	410	4
Royal Botanical Gardens	G 200-70	22	2
	200-18	86	3
Royal, Curtis	S 600-36	713	4
Rutherford, Jerry	S 800-32	690	4
Ruttan, David	S 600-34	724	4
Saine, Dr. Joseph	100-21	516	3
St. Catharines and Lincoln Historical Society	G 200-15	59	2
St. Davids Sand and Gravel Limited	100-70	541	3
St. Edmunds Property Owners Association	G 200-55	50	2
St. John's Valley Community	100-95	581	3
St. Vincent, Township of	G 700-95	119	2
	700-106	472	4
Sametz, William and Rose	100-65	594	3
Samuel Roy Enterprises	300-56	342	3
Sanderson, Malcolm J.	G 700-120	198	2
Saugeen Field Naturalists	G 700-127	153	2
	S 700-91	684	4
	S 800-49	683	4

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Sceats, Hubert B.	600-25	479	4
Sceats, Thomas	700-107	415	4
Schmutz, E.	G 700-110	190	2
Scholn, Rolf H.	100-118	586	3
Schwass, Rodger and Mary	S 800-59	687	4
Scott, Harold	S 600-51	725	4
Scott, Walter	G 700-88	202	2
	700-66	466	4
Seabrook, Norman E.	G 700-20	142	2
	700-13	421	4
Searle, A.A.	800-53	391	4
Shannon, William L.	G 700-91	132	2
Sharpe, Mrs. Anne	100-106	578	3
Sharpe, Sam S.	G 700-40	188	2
	600-7	483	4
Sheldon, Mrs. Pamela	S 300-104	645	3
Shepherd, Dave	G 700-10	219	2
Shepherd, George	500-39	308	4
Shepherd, George and Ralph	S 600-35	726	4
Shepherd, Ronald and Jeanne	S 300-124	676	3
Sherwin, R.T.	S 200-47	605	3
Shields, James	S 600-43	719	4
Shouldice, Garfield	S 800-55	685	4
Sierra Club of Ontario	G 200-17	54	2

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Simcoe, County of	G 700-6	217	2
	600-26	474	4
Simpson, Bruce P.	700-73	461	4
Sinclair, Donald	G 200-64	33	2
Sinclair, Mrs. Helen	500-23	283	4
Sloam, William	S 500-98	704	4
Slow Poke Hikers, Iroquoia Section	G 200-10	28	2
Smith, Arthur	100-129	551	3
Smith, Clifford R.J.	400-23	249	3
Smith, Mrs. Deborah	100-102	585	3
Smith, Derek	S 300-112	658	3
Smith, Harold P.	500-63	295	4
Smith, Pam	S 300-111	659	3
South Peel Naturalists Club	G 200-39	64	2
Spaldin, Mr. and Mrs. Barry	S 300-82	627	3
Speyside Area Ratepayers Association	S 300-58	609	3
Sprentz, Donna	200-42	104	3
Standard Industries Ltd.	300-17	368	3
	500-82	318	4
Steed and Evans Limited	100-62	603	3
Stephens, William	700-101	446	4
Stewart, Helen Mrs.	400-2	239	3

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Still, Wilson R. and Ruth	S 500-81	703	4
Stone, Dr. Allan	G 700-144	156	2
	700-74	444	4
Stoney Creek, Town of	G 200-37	53	2
	200-13	75	3
Summers, Mrs. Roy	G 200-4	41	2
	100-6	497	3
Sundance of Blantyre Limited	700-27	452	4
Sutherland, Harold	700-24	458	4
Swan, Lois M.	S 300-96	639	3
Swan, J.A.	S 300-95	638	3
Sydenham Federation of Agriculture	G 700-101	182	2
	700-16	433	4
Sydenham Sportmen's Association	G 700-30	136	2
Symmes, L.R.L.	G 700-58	133	2
	300-48	344	3
TCG Materials Limited	100-7	548	3
Taro Properties Incorporated	200-24	116	3
Tate, Russell	500-57	296	4
Taylor, Mrs. C.	S 100-137	670	3
Taylor, Darrel	S 600-21	723	3
Taylor, John M.	G 700-53	197	2
Taylor, Kenneth B.	700-42	441	4
Teakles, Mrs. Dorothy	S 700-121	735	4

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Tecumseth and West Gwillimbury Historical Society	G 200-31	62	2
Terra Cotta Gardens Ltd.	400-18	244	3
Therafields	G 700-7	135	2
Thompson, Freda	G 700-74	207	2
Thompson, Gordon	G 700-92	167	2
Thompson, J.B.	100-127	565	3
Thompson, James, Allen and Freda	700-55	460	4
Thompson, Mr. and Mrs. John H.	800-54	398	4
Thompson, Robert C.	G 700-24	168	2
	700-15	417	4
Thompson, Sharon and Timothy	S 700-124	738	4
Thomson, Lloyd	S 700-126	741	4
	500-14	261	4
Thorold, City of	G 200-8	11	2
	100-3	493	3
Tidey, Donald E.	200-23	93	3
Tighe, Brian	100-99	592	3
Tobermory CHamber of Commerce	G 700-57	127	2
Toccalino, A.J.	S 300-97	640	3
Toccalino, Carlo F.	S 300-117	621	3
Toccalino, Carlo T.	S 300-117	620	3
Toccalino, Mrs. Jeanette	S 300-123	624	3

<u>Name</u>	<u>File Number</u>	<u>Submission Number</u>	<u>Volume Number</u>
Toccalino, Mrs. Kearen	S 300-99	643	3
Toccalino, Louis	S 300-118	622	3
Toccalino, Michael	S 300-119	623	3
Tolmie, Mrs. Shirley	100-38	536	3
Tomarin, Harry P.	100-40	531	3
Toronto Bruce Trail Club	G 700-46	223	2
	S 300-29	666	3
Toronto Field Naturalists	G 700-16	134	2
	S 300-32	668	3
Torrie, Alex	G 700-51	209	2
	700-35	455	4
Tovell, Dr. Walter M.	500-33	251	4
Towsley, Alan H.	G 200-26	52	2
	200-11	100	3
Towsley-Ward Investments Inc.	300-12	330	3
Twaites, W.O.	400-12	234	3
Union of Ontario Indians	G 700-75	189	2
United Ceramics Limited	300-28	336	3
University of Toronto Outling Club	G 700-79	200	2
Vance, Harvey	700-67	439	4
Van Sickle, Barbara	S 300-84	628	3
Van Sickle, Fred	S 300-85	629	3
Vaughan, J. Bryan and Dorothy Truax	300-34	359	3
Verrico, Capibianco and Casala	S 300-63	671	3

<u>Name</u>	<u>File Number</u>	<u>Submission Number</u>	<u>Volume Number</u>
Vidal, James Jr.	100-132	552	3
Vogel, Kurt E.	600-4	485	4
Walker, Mrs. Sandra J.	100-103	590	3
Walker, W. Brian	100-94	582	3
Walton, Andrew	S 300-91	634	3
Walton, Barbara	S 300-92	635	3
Walton, David	S 300-93	636	3
Walton, Miss Gloria	S 300-90	633	3
Ward, Ian R.	G 200-83	71	2
Ward, Lawrence W.	800-21	385	4
Warder Farms Limited	G 700-98	120	2
Waterdown-East Flamborough Heritage Society	200-4	99	3
Watergate Investments Limited	S 200-44	604	3
Waterloo, University of, Some Students	G 700-19	161	2
Watkins, Mrs. Janet M.	G 200-12	19	2
	300-15	334	3
Watson, Mrs. W.I.	S 800-22	682	4
Weatheridge Group Ltd. (Marketplan Division)	200-19	79	3
Wechsel, Reinhold and Brunhilde	500-27	258	4
Weinberg, Gerald	S 700-123	737	4
Weir, Ms. Mary Jane T	500-42	265	4
Wessel, R.A.	100-136	602	3

<u>Name</u>	<u>File Number</u>	<u>Submission Number</u>	<u>Volume Number</u>
Weston, C.	C 600-37	727	4
Whaley, Catherine	300-18	333	3
White, Eric and Phyllis	500-59	317	4
White, James	S 500-7	711	4
Wiele, Robert	S 700-122	736	4
Wiley, Warren	G 200-20	44	2
Wills, Mrs. Nancy and Mrs. Marguerite R.	200-38	109	3
Wilkinson, Lynn	600-28	478	4
Wilkinson, Robert	S 500-79	702	4
Wood, Janet M.	S 300-89	632	3
Wood, Kenneth	S 300-88	631	3
Wright, Dr. Frederick J.	200-29	85	3
Wrigley, Harold	700-56	411	4
Wyonch, David	G 700-115	225	2
Zmenak, Dr. Emil	G 200-68	14	2
	100-33	556	3
Zohoruk, Harry W.	G 200-28	27	2
	300-13	337	3
Zone 3 Ontario Sheep Association	G 200-66	4	2

G - General Hearing: Phase I

S - Supplemental Hearing: Phase II

